

ALLEN OWEN
Mayor

JERRY WYATT
Councilmember at Large Position 1

CHRIS PRESTON
Councilmember at Large Position 2



YOLANDA FORD
Councilmember District A

DON SMITH
Councilmember District B

ROBIN ELACKATT
Mayor Pro Tem
Councilmember District C

FLOYD EMERY
Councilmember District D

CITY COUNCIL MEETING AGENDA

Notice is hereby given of a meeting of the City Council of Missouri City to be held on **Monday, October 6, 2014, at 7:00 p.m. at: City Hall, Council Chamber, 2nd Floor**, 1522 Texas Parkway, Missouri City, Texas, for the purpose of considering the following agenda items. All agenda items are subject to action. The City Council reserves the right to meet in a closed session on any agenda item should the need arise and if applicable pursuant to authorization by Title 5, Chapter 551, of the Texas Government Code.

1. ROLL CALL

2. PLEDGE OF ALLEGIANCE

3. PRESENTATIONS AND RECOGNITIONS

- (a) Presentation of a check by The Simmer Foundation in the amount of \$13,500 to the City of Missouri City Fire and Rescue Services Department.
- (b) Proclaim October 2014 as "National Breast Cancer Awareness Month" in the City of Missouri City, Texas.
- (c) Proclaim October 6, 2014, as "World Habitat Day" in the City of Missouri City, Texas.
- (d) Proclaim October 2014 as "National Community Planning Month" in the City of Missouri City, Texas.
- (e) Proclaim the week of October 5 – 11, 2014, as "Fire Prevention Week" in the City of Missouri City, Texas.

4. PUBLIC COMMENTS

An opportunity for the public to address Council on agenda items or concerns not on the agenda--those wishing to speak must complete the orange comment card, present the comment card to the City Secretary prior to the beginning of the meeting, and observe a three-minute time limit.

5. STAFF REPORTS

- (a) Presentation of the Traffic Management Plan.

6. CONSENT AGENDA

All consent agenda items listed are considered routine by the City Council and will be enacted by one motion. There will be no separate discussion of these items unless a councilmember so requests; in which event, the item will be removed from the Consent Agenda and considered in its normal sequence on the agenda. Information concerning consent agenda items is available for public review.

- (a) Consider approving the minutes of the special and regular City Council meetings of September 15, 2014; the special City Council meeting of September 18, 2014; and, the special City Council meeting of September 22, 2014.

- (b) Consider authorizing the purchase of protective clothing for the Fire and Rescue Services Department.

7. PUBLIC HEARINGS AND RELATED ACTIONS

(a) **Zoning Public Hearings and Ordinances** – *There are no zoning public hearings and related actions on this agenda.*

(b) **Public Hearings and related actions** – *There are no public hearings and related actions on this agenda.*

8. APPOINTMENTS – *There are no appointments on this agenda.*

9. AUTHORIZATIONS

(a) Consider authorizing an order establishing a public hearing date of November 17, 2014, to consider the update of the land use assumptions and the capital improvements plan for water impact fees and the adoption of land use assumptions and a capital improvements plan for wastewater impact fees for the Mustang Bayou service area in accordance with Chapter 395, Texas Local Government Code.

10. ORDINANCES

(a) Consider an ordinance providing for the assessment, levy, and collection of ad valorem taxes for the City of Missouri City, Texas, for the tax year 2014 and for each year thereafter until otherwise provided; providing the date on which such taxes shall be due and timely paid; authorizing an additional penalty for the collection of delinquent ad valorem taxes in lieu of recovering attorneys' fees; and consider the ordinance on the first and final reading.

11. RESOLUTIONS

(a) Consider a resolution adopting a vision and a strategic plan for the City of Missouri City.

12. CITY COUNCIL ANNOUNCEMENTS

Discussion, review, and possible action regarding a meeting or activity of one or more of the following entities (each entity refers to a City of Missouri City entity unless otherwise indicated):

Charter Review Commission, Community Development Advisory Committee, Construction Board of Adjustments, Electrical Board, Parks Board, Planning and Zoning Commission, Tax Increment Reinvestment Zone Boards, Fort Bend Chamber of Commerce, Houston-Galveston Area Council, Fort Bend Regional Council, Texas Municipal League, Fort Bend County, Harris County, Gulf Coast Building and Construction Trades Council, Mayor's Youth Commission, Budget & Finance Committee, Fort Bend Leadership Forum, Fort Bend County Drainage District, Infrastructure Services Committee, Economic Development Committee, Long Range Planning Committee, Missouri City Police and Fire Auxiliary, Texas Parkway Alliance, Missouri City Juneteenth Celebration Foundation, Fort Bend County Mayor and Council Association, METRO, Fort Bend Independent School District, Greater Fort Bend Economic Development Coalition, Transportation Policy Council, Technical Advisory Committee, Veterans Memorial Committee, Missouri City Recreation and Leisure Local Government Corporation, Missouri City Development Authority, and Greater Houston Partnership.

13. CLOSED EXECUTIVE SESSION

The City Council may go into Executive Session regarding any item posted on the Agenda as authorized by Chapter 551 of the Texas Government Code. Notice is hereby given that the City Council may go into Executive Session in accordance with the following provisions of the Government Code:

14. RECONVENE

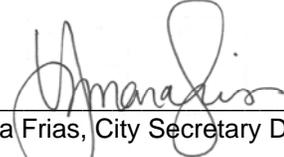
Reconvene into Regular Session and Consider Action, if any, on items discussed in Executive Session.

15. ADJOURN

In compliance with the Americans with Disabilities Act, the City of Missouri City will provide for reasonable accommodations for persons attending City Council meetings. To better serve you, requests should be received 24 hours prior to the meetings. Please contact Maria Gonzalez, City Secretary, at 281.403.8686.

CERTIFICATION

I certify that a copy of the October 6, 2014, agenda of items to be considered by the City Council was posted on the City Hall bulletin board on October 3, 2014, at 4:00 p.m.



Yomara Frias, City Secretary Department

I certify that the attached notice and agenda of items to be considered by the City Council was removed by me from the City Hall bulletin board on the ____ day of _____, 2014.

Signed: _____ Title: _____



**Council Agenda Item
October 6, 2014**

1. ROLL CALL

2. PLEDGE OF ALLEGIANCE

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ROBIN ELACKATT
Mayor Pro Tem
Councilmember District C

FLOYD EMERY
Councilmember District D

CITY COUNCIL SPECIAL MEETING MINUTES

The City Council of the City of Missouri City, Texas, met in special session on **Monday, September 15, 2014**, at the **City Hall, 2nd Floor Conference Room behind the Council Chamber**, 1522 Texas Parkway, Missouri City, Texas, at **6:30 p.m.** to consider the following:

1. CALL TO ORDER

Mayor Owen called the meeting to order at 6:31 p.m.

Those also present: Mayor Pro Tem Elackatt, Councilmembers Wyatt, Preston, Ford, Smith, and Emery; Assistant City Manager Atkinson, City Attorney Kelley, City Secretary Gonzalez and Director of Economic Development Esch. Absent: City Manager Broussard.

2. CLOSED EXECUTIVE SESSION

After proper notice given pursuant to the Texas Open Meetings Act, the City Council went into Executive Session at 6:31 p.m.

Texas Government Code, Section 551.087 – Deliberations regarding commercial or financial information that the governmental body has received from a business prospect that the governmental body seeks to locate, stay, or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiations: economic development prospect.

3. RECONVENE

City Council reconvened into open session at 7:05 p.m. No action was taken.

4. ADJOURN

The special City Council meeting adjourned at 7:05 p.m.

ATTEST:

Allen Owen, Mayor

Maria Gonzalez, City Secretary

ALLEN OWEN
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JERRY WYATT
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CHRIS PRESTON
Councilmember at Large Position 2



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DON SMITH
Councilmember District B

ROBIN ELACKATT
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Councilmember District C

FLOYD EMERY
Councilmember District D

CITY COUNCIL MEETING MINUTES

The City Council of the City of Missouri City, Texas, met in regular session on **Monday, September 15, 2014**, at the City Hall, Council Chamber, 2nd Floor, 1522 Texas Parkway, Missouri City, Texas, at **7:00 p.m.** to consider the following:

1. ROLL CALL

Mayor Owen called the meeting to order at 7:09 p.m.

Those also present: Mayor Pro Tem Elackatt, Councilmembers Wyatt, Preston, Ford, Smith, and Emery; Assistant City Manager Atkinson, City Attorney Kelley and City Secretary Gonzalez. Absent: City Manager Broussard.

2. The PLEDGE OF ALLEGIANCE was led by Community Resource Officer Kelly.

3. PRESENTATIONS AND RECOGNITIONS

Community Resource Officer Kelly presented on the 2014 National Night Out upcoming events. Mayor Owen proclaimed September 2014 as "World's Alzheimer's Awareness Month" in the City of Missouri City, Texas. Mayor Owen and Police Chief Berezin recognized Police Officer David Avera on his retirement and for his 21 years of service with the City of Missouri City. Chief Berezin also recognized staff promotions within the Missouri City Police Department. City Engineer Upton recognized the City Surface Water Treatment Plant for receiving the "Best Small Membrane Treatment Plant" award from the South Central Membrane Association.

4. There were no PUBLIC COMMENTS.

5. STAFF REPORTS

Director of Development Services Smith presented on the Community Development Block Grant Program activity report.

6. CONSENT AGENDA

- (a) Consider approving the minutes of the regular City Council meeting of September 2, 2014.
- (b) Consider the second and final reading of an ordinance to rezone an approximate 3.52 acre tract of land from LC-3 retail district to PD Planned Development District to allow for the development of a mini-warehouse facility; amending the Comprehensive Plan, as applicable. The subject site is located south and west of the intersection of Highway 6 and Trammel Fresno Road, south and east of a Discount Tire store, and north of the Oakwick Forest residential subdivision.
- (c) Consider the second and final reading of an ordinance amending Chapter 82, Subdivisions, of the Missouri City Code; amending rules and regulations relating to providing a cash payment in lieu of parkland dedication; and providing penalty.
- (d) Consider authorizing the acceptance of an easement from Sienna/Johnson North, L.P. and Sienna Plantation Levee Improvement District of Fort Bend County for water transmission pipelines for the Regional Water Treatment Plant.
- (e) Consider authorizing the acceptance of an easement from Fort Bend County Municipal Utility District No. 149 for water transmission pipelines for the Regional Water Treatment Plant.

Councilmember Emery moved to approve the Consent Agenda items pursuant to recommendations by City Staff. Mayor Pro Tem Elackatt seconded. **MOTION PASSED UNANIMOUSLY.**

7. PUBLIC HEARINGS AND RELATED ACTIONS

(a) Zoning Public Hearings and Ordinances

- (1) Consider the second and final reading of an ordinance to rezone an approximate 119.87 acres of land from I industrial district, LC-3 retail district and R-5 townhouse residential district to PD Planned Development District to allow for the development of a business park; amending the Comprehensive Plan, as applicable. The subject site is located south and west of the intersection of the Sam Houston Parkway (Beltway 8) and Highway 90A and east of Cravens Road and the Pine Meadows residential subdivision.

Public hearing opened at 8:04 p.m. Senior Planner Thomas Gomez stated it was the second and final reading and no changes were received since the first reading of the proposed ordinance. Councilmember Ford inquired if any traffic reports or demographics study provided to Staff. Thomas Gomez stated no report or study was provided but the developer would submit a traffic report once the development takes place.

Councilmember Wyatt moved to close the public hearing at 8:06 p.m. and approve the ordinance. Councilmember Emery seconded. **MOTION PASSED.**

Ayes: Mayor Owen, Mayor Pro Tem Elackatt, Councilmembers Wyatt, Preston, Smith and Emery
Nays: Councilmember Ford

8. There were no Public Hearings and related actions or APPOINTMENTS.

9. AUTHORIZATIONS

- (a) Consider recording the receipt of 2014 tax values from the Harris County Appraisal District pursuant to a request by the Fort Bend County Tax Assessor-Collector.

Councilmember Emery moved to record the receipt of 2014 tax values from the Harris County Appraisal District. Councilmember Smith seconded. **MOTION PASSED UNANIMOUSLY.**

- (b) Consider authorizing a letter of intent with TC Houston Industrial Development, Inc. (Trammell Crow) for the Park 8 Ninety economic development project.

Director of Economic Development Esch presented an overview on working with Trammell Crow for the development of the 127 acres of property at the intersection of the Sam Houston Parkway (Beltway 8) and Highway 90A. Esch noted Trammell Crow would like to work on a binding agreement, as the intent is to develop the infrastructure. Currently, they need some of the reimbursement for the infrastructure, which allows the City not to bear the burden of any risk and have a performance-based agreement. The developer would be eligible to receive reimbursement based for certain improvements made on the property under the condition they first receive certain amount of investment determined by the CAD. The development agreement puts the threshold, if they are successful with the values on the grounds, it will bring new investment to the City and create revenue to the City thus making them eligible for reimbursement. Esch noted an agreement would be brought before Council on a later date.

Councilmember Wyatt moved to authorize Staff to move forward with the letter of intent. Councilmember Smith seconded. **MOTION PASSED.**

Ayes: Mayor Owen, Mayor Pro Tem Elackatt and Councilmembers Wyatt, Smith and Emery
Nays: Councilmembers Preston and Ford

10. There were no **ORDINANCES**.

11. **RESOLUTIONS**

- (a) Consider a resolution suspending the October 1, 2014 effective date of Centerpoint Energy Houston Electrical LLC's application to amend its rate schedules to afford the City time to study the request and to establish reasonable rates; approving cooperation with the Gulf Coast Coalition of Cities; hiring Lloyd Gosselink Attorneys and Consulting Services to negotiate with the company and direct any necessary litigation and appeals; requiring reimbursement of the City's rate case expenses; authorizing intervention in any ratemaking proceeding at the public utilities commission that relates to Centerpoint's filing; finding that the meeting at which this resolution is passed is open to the public as required by law; and requiring notice of this resolution to Centerpoint Energy Houston Electric LLC and legal counsel.

Councilmember Smith inquired if the Gulf Coast Coalition of Cities only dealt with the rates or if it included customer service. City Attorney Kelley stated it predominately deals with rates and the coalition also works to assist cities with these types of matters.

Councilmember Wyatt moved to adopt the resolution. Councilmember Smith seconded. **MOTION PASSED UNANIMOUSLY.**

- (b) Consider a resolution authorizing publication of notice of the intention of the City of Missouri City to issue certificates of obligation.

Mayor Pro Tem Elackatt moved to adopt the resolution. Councilmember Wyatt seconded. **MOTION PASSED UNANIMOUSLY.**

12. **CITY COUNCIL ANNOUNCEMENTS**

Councilmember Emery thanked those who attended the Missouri City Police Department Association golf tournament. Councilmember Wyatt stated he attended the 145th St. John Baptist Church Anniversary event.

The posted **CLOSED EXECUTIVE SESSION** item was not addressed.

13. **ADJOURN**

The Regular City Council meeting adjourned at 8:27 p.m.

ATTEST:

Allen Owen, Mayor

Maria Gonzalez, City Secretary

ALLEN OWEN
Mayor

JERRY WYATT
Councilmember at Large Position 1

CHRIS PRESTON
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YOLANDA FORD
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Councilmember District B

ROBIN ELACKATT
Mayor Pro Tem
Councilmember District C

FLOYD EMERY
Councilmember District D

CITY COUNCIL SPECIAL MEETING MINUTES

The City Council of the City of Missouri City, Texas, met in special session on **Thursday, September 18, 2014**, at the City Hall, Council Chamber, 2nd Floor, 1522 Texas Parkway, Missouri City, Texas, at **5:30 p.m.** to consider the following:

1. CALL TO ORDER

Mayor Pro Tem Elackatt called the meeting to order at 5:30 p.m.

Those present: Councilmembers Wyatt, Preston and Emery; Assistant City Manager Atkinson, City Attorney Kelley, City Secretary Gonzalez, Director of Finance Vela, Assistant Director of Finance Higgins, Director of Communications Walker, First Assistant City Attorney Iyamu and Assistant City Attorney Dang. Absent: Mayor Owen, Councilmember Ford and Councilmember Smith.

2. PUBLIC HEARINGS AND RELATED ACTIONS

- (a) First of two public hearings to receive comments regarding the City's proposed tax rate of up to \$.565000.

Mayor Pro Tem Elackatt announced this is the first of two public hearings for the City's proposed tax rate of up to \$.565000 compared to last year's tax rate of \$.57375. The second public hearing is scheduled to be held on Monday, September 22, 2014, at 5:30 p.m. Then, on Monday, October 6, 2014, the City Council would vote on the proposed tax rate at 7:00 p.m. in the Council Chamber of City Hall.

Councilmember Emery moved to open the public hearing at 5:31 p.m. Councilmember Wyatt seconded. **MOTION PASSED UNANIMOUSLY.**

With no public comments, Councilmember Wyatt moved to close the public hearing at 5:32 p.m. Councilmember Emery seconded. **MOTION PASSED UNANIMOUSLY.**

3. There was no CLOSED EXECUTIVE SESSION.

4. ADJOURN

The special City Council meeting adjourned at 5:32 p.m.

ATTEST:

Allen Owen, Mayor

Maria Gonzalez, City Secretary

ALLEN OWEN
Mayor

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Councilmember at Large Position 1

CHRIS PRESTON
Councilmember at Large Position 2



YOLANDA FORD
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ROBIN ELACKATT
Mayor Pro Tem
Councilmember District C

FLOYD EMERY
Councilmember District D

CITY COUNCIL SPECIAL MEETING MINUTES

The City Council of the City of Missouri City, Texas, met in special session on **Monday, September 22, 2014**, at the City Hall, Council Chamber, 2nd Floor, 1522 Texas Parkway, Missouri City, Texas, at **5:30 p.m.** to consider the following:

1. CALL TO ORDER

Mayor Owen called the meeting to order at 5:31 p.m.

Those also present: Councilmembers Preston, Smith and Emery; City Manager Broussard, City Attorney Kelley, City Secretary Gonzalez, Assistant City Manager Atkinson, Assistant City Manager Elmer, First Assistant City Attorney Iyamu, Assistant City Attorney Dang and Director of Communications Walker. Absent: Mayor Pro Tem Elackatt, Councilmember Wyatt and Councilmember Ford.

2. PUBLIC HEARINGS AND RELATED ACTIONS

- (a) Second of two public hearings to receive comments regarding the City's proposed tax rate of up to \$.565000.

Mayor Owen announced this is the second and final public hearing for the City's proposed tax rate of up to \$.565000 compared to last year's tax rate of \$.57375. City Attorney Kelley stated on Monday, October 6, 2014, the City Council would vote on the proposed tax rate at 7:00 p.m. in the Council Chamber of City Hall.

Councilmember Smith moved to open the public hearing at 5:32 p.m. Councilmember Emery seconded. **MOTION PASSED UNANIMOUSLY.**

Barbara O'Donnell, P.O. Box 390, Fresno, stated she appreciates the City Council moving forward and recommending a lower tax rate to the residents of Missouri City; however, she would prefer to see a more significant decrease in the tax rate in order to see higher benefits. She is also requesting City Council to consider homestead exemptions and an overall tax rate reduction.

Councilmember Emery moved to close the public hearing at 5:36 p.m. Councilmember Smith seconded. **MOTION PASSED UNANIMOUSLY.**

3. There was no CLOSED EXECUTIVE SESSION.

4. ADJOURN

The special City Council meeting adjourned at 5:36 p.m.

ATTEST:

Allen Owen, Mayor

Maria Gonzalez, City Secretary



**Council Agenda Item Cover Memo
October 6, 2014**

To: Mayor and City Council
Agenda Item: (6b) Consider authorizing a term contract for purchasing bunker gear for the Missouri City Fire Department.

Submitted by: Alfonso Guerrero Jr., Purchasing Manager
Daryl Maretka, Assistant Fire Chief

SYNOPSIS

Staff requests Council to authorize a term contract for the purchasing bunker gear for the Missouri City Fire Department. The total value of the contract is estimated to exceed \$50,000; therefore Council's approval is required.

BACKGROUND

The Fire Department staff request that Council award a multi-year term contract to purchase Bunker Gear on an as needed basis. The Fire Department purchases firefighting protective clothing consisting of pants and coat designed for structural firefighting services that meets the National Fire Protection Association NFPA 1971 standards and for NFPA 1851 compliance.

On September 3, 2014, Purchasing advertised IFB #029-15 Bunker Gear in the Fort Bend Independent newspaper for two consecutive weeks. The bid was also posted on Public Purchase and Demandstar bid posting websites for public access and response. Bid notices were emailed to vendors listed in the City's HUB list and the list of Missouri City registered vendors. The bid was publicly opened on September 23, 2014, where three bids were received.

In September of 2013, the Fire Department organized a committee to conduct an eleven month bunker gear wear study. As a result, the committee concluded that the Morning Pride brand bunker gear was the best value product for the Missouri City Fire Department based on the wear test. The gear selected has an outer shell material of PBI Gold, which greatly increased the flexibility and comfort without compromising the strength or protection levels. Additionally, the Crosstech 3 moisture barrier has a five (5) year warranty. The other moisture barriers have a three (3) year warranty. In turn, the longer warranty provided on the moisture barrier on the Morning Pride gear will reduce repairs costs as the moisture barrier accounts for the most common repair on the annual inspection and testing of the gear.

Based on that study, staff reviewed the three bids submitted. Two of the bids submitted were for Lion V-Force brand bunker gear, which was one of the brands evaluated in the study, but did not meet all of the specifications. The third bid submitted was for Morning Pride brand bunker gear. After reviewing the bids submitted, staff recommends that the contract be awarded to Metro Fire to provide the City Morning Pride bunker gear on an as needed basis for the term of the contract.

Therefore, staff recommends that Council approves the award of a term contract for IFB #029-15 Bunker Gear to Metro Fire Apparatus Specialist, Inc. with an initial period beginning at the time of contract execution through November 30, 2015 with automatically renewals on each anniversary date unless either party notifies the other in writing of its intent to not renew the contract. Each renewal will be in one (1) year increments for a total contract length of three (3) years. The contract executed will be a standard City contract.

FISCAL ANALYSIS

Funding Source	Account Numbers	Project Number/Name	FY15 Funds Budgeted	FY Funds Available	Est. Annual Amount
General Fund	101-14-136-52003		\$206,632	\$204,776	\$43,200

This Small Business Policy does not apply to this solicitation because it was solicited as an Invitation to Bid. Firefighting bunker gear is specialized equipment regulated by the National Fire Protection Association; therefore, small business vendors that supply these items are limited. The bid was widely advertised and distributed and only three vendors responded. Metro Fire Apparatus Specialist, Inc. is the only local vendor from the three responses.

SUPPORTING MATERIALS

1. Bid Tabulation
2. Wear Study Summary

STAFF'S RECOMMENDATION

Award a term contract for IFB #029-15 Bunker Gear to Metro Fire Apparatus Specialist, Inc. with an initial period beginning at the time of contract execution through November 30, 2015 with automatically renewals for a total contract length of three (3) years.

Bid Tabulation Sheet		Co. Name	Daco Fire Equipment, Inc.		Metro Fire Apparatus Specialist, Inc		North American Fire Equipment Co. Inc.	
		Contact	Les Fulgham		David Tovey, Territory Manager		Ronald Woodall, Vice President	
IFB 029-15 Bunker Gear		Address	PO Box 5006, Lubbock, TX, 79408		17350 St. Hwy 249, Suite 249, Houston, TX 77064		1515 West Moulton Street, Decatur, AL, 35601	
		Phone / Fax	281-844-7416 / 866-520-6981		713-206-0247 / 713-692-1591		256-353-7100 / 800-628-6233	
		Accept Mastercard	Yes		No		No	
		Email	lfulgham@dacofire.com		dtovey@mfas.com		ronald.woodall@nafeco.com	
ITEM	Description	Est. Annual Qty	Unit Price	Extended Price	Unit Price	Extended Price	Unit Price	Extended Price
1	Coat	15	\$1,345.00	\$20,175.00	\$1,650.00	\$24,750.00	\$1,388.15	\$20,822.25
2	Pants	15	\$1,024.00	\$15,360.00	\$1,230.00	\$18,450.00	\$1,056.40	\$15,846.00
	Total			\$35,535.00		\$43,200.00		\$36,668.25
	Brand / Model		Lion / Janesville V-Force		Morning Pride / Tails		Lion / V - Force	
	Days to Deliver		60 Days		60 to 90 Day			\$40,250.00

Summary of PPE Wear Test

➤ PHASE 1- Research and Development

- Committee members selected gathered 9/1/13
- Committee Expectations and Evaluation Tools reviewed 9/10/13
- Bunker Gear Demo's from 3 different manufacturers 9/13/13
- Committee members study NFPA 1851, conduct Question and answer session regarding evaluation process, evaluation forms and 1851 requirements.
- Multiple meetings to evaluate current gear specs and Available beneficial options/changes, compare different materials 10/1-10/15/13
- Researched most common repairs on current gear and associated costs. 10/15-10/25
- Finalize our specs for wear test garments, negotiate wear test pricing, and purchase wear test sets for each LT on committee (3)

➤ PHASE 2- Wear Test

- Each lieutenant conducted numerous evaluations as specified in the Bunker Gear Wear Test Protocol, NFPA 1971 and recorded their findings 1/1-4/1/14
- Each Lt. wore each set of gear for at least 1 month on a daily basis.
- Hands on training evolutions (Live burns at Fort Bend County field, truck Company training at FDIC)

Evaluation protocol included evaluations of the following:

Fit and function

Wear and tear from washing

Wicking and weight gain tests

Evolutions (ladder raises, hose line advancing, scba confidence course

Extricating victim from live fire, etc.)

➤ PHASE 3- Review Findings

- Committee meeting to review results 4/7/14
- Finalize approved Specs based on committee findings and recommendation 4/14-7/14/14
- Bring final recommendation to command staff for approval
- Submit final specs to purchasing 8/1/14



**Council Agenda Item
October 6, 2014**

7. **PUBLIC HEARINGS AND RELATED ACTIONS**
 - (a) **Zoning Public Hearings and Ordinances** – *There are no zoning public hearings and related actions on this agenda.*
 - (b) **Public Hearings and related actions** – *There are no public hearings and related actions on this agenda.*
 8. **APPOINTMENTS** – *There are no appointments on this agenda.*
-



**Council Agenda Item Cover Memo
October 6, 2014**

To: Mayor and Council Members
Agenda Item: 9(a) Consider authorizing an order establishing a public hearing date of November 17, 2014, to consider the update of the land use assumptions and the capital improvements plan for water impact fees and the adoption of land use assumptions and a capital improvements plan for wastewater impact fees for the Mustang Bayou service area in accordance with Chapter 395, Texas Local Government Code.

Prepared by: Sharon Valiante, Assistant Director of Public Works
Robert D. Upton, P.E., City Engineer

SYNOPSIS

City Council is required to schedule a public hearing on the five-year review of the Mustang Bayou Service Area Land Use Assumptions and Capital Improvements Plan. The public hearing could be scheduled for the regular City Council meeting to be held on Monday, November 17, 2014.

BACKGROUND

Every five years the land use assumptions and capital improvements plan related to each impact fee must be updated. The report on the land use assumptions and capital improvements plan for the Mustang Bayou Service Area has been completed and is attached. The report shows that the Mustang Bayou Service Area is an area of growth and that the City needs to prepare regional infrastructure for this growth. The land use assumptions take this projected growth into account, as well as the growth located in MUDs 47 and 48 since the City provides regional services (water and wastewater treatment) for these areas. With the forecasted growth of the area the capital improvement plan was also reviewed and amended.

The capital improvement plan was developed by analyzing what improvements to the regional infrastructure will be necessary to serve the growth projected in the land use plan. The capital improvement plan is broken into two service types water and wastewater facilities. The anticipated growth of the Mustang Bayou Service Area indicates that additional water storage, per TCEQ requirements, will be needed due to the additional service connections. A proposed permanent regional wastewater treatment facility is necessary to be able to serve the additional growth within the next few years. This regional facility will have the ability to be expanded to accommodate the continued future growth of the Mustang Bayou Service Area. These two plans are then utilized to review and amend the impact fees. Currently the Mustang Bayou Service Area has a water impact fee and it will be updated to reflect the needs of the capital improvement plan. With the need for a regional wastewater facility to serve the future developed areas of the Mustang Bayou Service Area a wastewater impact fee will be developed and recommended for implementation.

Section 395.053, Texas Local Government Code, requires City Council to adopt an order setting a public hearing to discuss and review the update and to determine whether to amend the land use assumptions and the plan. If City Council orders the public hearing to be held on November 17, 2014, during the regular

City Council meeting, notice of the public hearing can be published on Wednesday, October 15, 2014, more than 30 days before the date of the public hearing, as required by statute. The public will be afforded the opportunity to appear at the public hearing and present evidence for or against amending the land use assumptions, capital improvements plan and the water impact fee and adopting the wastewater impact fee.

FISCAL ANALYSIS

The five year review is required to continue and update the impact fee for the Mustang Bayou Service Area.

SUPPORTING MATERIALS

1. Report on Land Use Assumptions and Capital Improvement Plan
2. Order

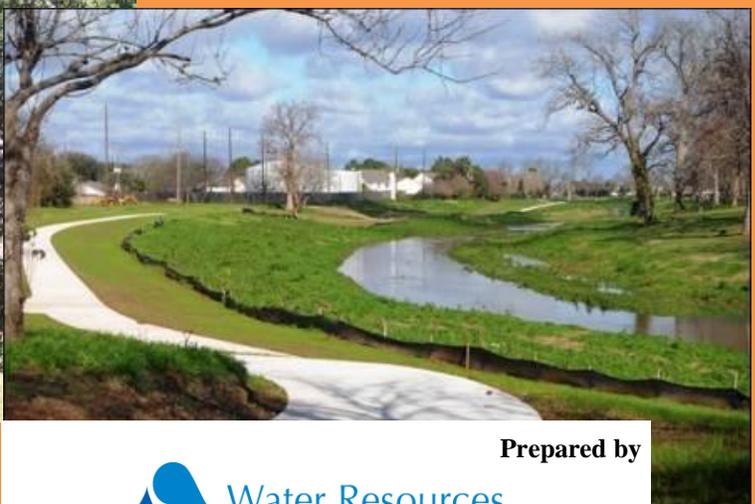
STAFF'S RECOMMENDATION

Order setting the public hearing on November 17, 2014, to discuss and review the update and determine whether to amend the plan.

September 16, 2014
Prepared for:



Impact Fee Study Final Report



Prepared by
 Water Resources Management, LLC
110 West Decherd St., Suite A, Franklin, TX 77856
Phone (979) 828-1599 Fax (979) 828-1651



September 16, 2014

Mr. Robert D. Upton, P.E.
Utilities Manager
1522 Texas Parkway
Missouri City, TX 77489

Dear Mr. Upton,

Water Resources Management, LLC (WRM) is pleased to present our findings and recommendations for the Mustang Bayou Area Impact Fee Study that was conducted on behalf of the City of Missouri City, (City). The project team has reviewed all the available data as well as conducted interviews with City staff. From the review, WRM was able to conduct the study including the recommended impact fee design. The enclosed report describes the project team findings.

As always it has been a pleasure working with the City of Missouri City. If you have any questions or comments regarding this report please contact our office at (979) 828-1599 or Nelisa Heddin directly at (512) 589-1028.

Kindest Regards,

A handwritten signature in blue ink, appearing to read "Bill Riley", is written over the typed name. The signature is fluid and cursive, with a long horizontal stroke at the end.

Bill Riley



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Section 1.0

PROJECT GOALS

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BACKGROUND

The City of Missouri City (City), located southwest of Houston, is a growing progressive city with a population of approximately 68,000 people. The City has several Municipal Utility Districts that serve the vast majority of utility customers within the City and surrounding areas. In 2005, the City created the Mustang Bayou service area and began to provide water and wastewater services to the customers and Municipal Utility Districts located in this service area.

The City is anticipating that the undeveloped areas of the Mustang Bayou service area will experience much of the City's future growth. The specific areas of growth include residential, commercial developments in the Creekmont Subdivision, the Lake Shore Harbour subdivision, and the commercial areas located along Highway 6 between Lakeshore Harbour Blvd and Hurricane Lane. Due to the projected growth of the Mustang Bayou service area, the City is reviewing, the necessary infrastructure needs to provide water and wastewater services to these areas.

If, as predicted, future growth is to occur in the undeveloped areas, then the City needs to prepare to expand the utility services. This investigation is reviewing methods to be able to install the needed infrastructure and correctly serve the area. Due to a limited customer base, the ability to absorb the costs for the infrastructure is not a viable option. Utilizing growth projections, along with estimated costs for infrastructure, and land use development, the City is preparing to implement impact fees based upon projected equivalent service

PURPOSE OF REPORT

Chapter 395 of the Texas Local Government Code provides specific requirements that Texas cities must abide by while determining, assessing, and collecting Impact Fees. The process outlined for the implementation of fees includes:

1. Development of Land Use Assumptions (LUA);
2. Development of Capital Improvement Plan (CIP) Based on LUA;
3. Public Hearing on LUA and CIP;
4. Adoption of LUA and CIP;
5. Development of Maximum Impact Fees;
6. Public Hearing on Impact Fees;
7. Adoption of Impact Fees.

WRM completed the Land Use Assumptions study in May 22, 2013. This LUA Report projected growth for the Mustang Bayou Service area for the next 10-years. Section 5.0 includes a copy of that report listed



as Attachment A. The Land Use Assumptions outlined in this report were the basis for the development of the City's CIP (step number 2, outlined above).

The City employed the services of Jones & Carter for the development of a Capital Improvement Plan based on the LUA. The CIP was completed and issued October 8, 2013¹. The impact fees as described within this report intend to recover the costs for these projects that are allocable to new growth, as outlined and described in Chapter 395.

This report aims to summarize step # 5 of the process, the development of the maximum impact fees.

¹ A copy of the CIP report is included as Attachment B





Section 2.0

MAXIMUM IMPACT FEE

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IMPACT FEE DETERMINATION

In determining the amount of the maximum impact fee, the project team first developed land use assumptions for the City². Next, WRM relied upon the report issued by Jones & Carter for the development of the Capital Improvements Plan and allocation of projected costs to development expected in the next five-years.

Once the CIP was completed, the calculation of the maximum allowable impact fee is the final step of the process. Chapter 395 of the Local Government Code outlines essential provisions required for the assessment and collection of an impact fee. The code allows the maximum impact fees to include the costs for projects with interest expense, (if the City uses impact fees to pay for annual debt service associated with those projects), to serve future growth for the next ten years. The maximum allowable impact fee is the most the City may charge a property owner.

ANNUAL DEBT SERVICE

WRM assumed the City would fund future projects through the issuance of debt and would use impact fees to pay the annual debt service³. WRM embedded an annual interest rate of 5% on a 20-year amortization schedule to determine annual debt service payments necessary to fund the portion of projects that are associated with growth.

Development of Per ESFC Cost of Implementing the Capital Improvements Plan

To determine the cost of implementing the capital improvements plan on a per ESFC basis, the project team used the assumed annual debt service schedule with assumed system growth that is required to allow the City to install infrastructure, funded through debt, and to pay for that debt through the 20-year life annually. The implementation cost also allows for funding of the five-year re-analysis determining the impact fee, as required by law.

The cost of implementing the capital improvement plan, inclusive of debt service and other costs, on a per ESFC basis for the water utility was determined to be \$ 1009.84, and \$ 2,276.29 for the wastewater utility.

Schedule 1 provides the detailed calculation for the water utility, and Schedule 2 provides the detailed calculation for the wastewater utility.

² The Land Use Assumption report is included as Attachment A to this report.

³ For the purpose of this report, the understanding is that the City would issue debt to pay for projects, actual funding may vary.



AD VALOREM TAX CREDIT

It is important to document that this analysis has determined the cost of implementing the capital improvements plan on a per ESFC basis. Chapter 395 of the Local Government Code specifies that the City's obligation is to provide a plan for awarding:

“(A) A credit for the portion of ad valorem tax and utility service revenues generated by new service units during the program period that is used for the payment of improvements, including the payment of debt, that are included in the capital improvements plan; or

(B) In the alternative, a credit equal to 50 percent of the total projected cost of implementing the capital improvements plan.”

Given the complexity associated with the determination of the ad valorem tax credit, the City directed the project team to determine the maximum allowable impact fees using a credit equal to 50% of the total projected cost of implementing the capital improvements plan. Traditionally, this is the most cost effective and simplest method of implementation of impact fees in Texas.

MAXIMUM ALLOWABLE IMPACT FEE

The State of Texas defines a maximum allowable impact fee as the cost of implementing the capital improvements plan, adjusted for the ad valorem tax credit. Table 1 outlines the maximum allowable impact fees utilizing the 50% ad valorem tax credit.

Table 1: Maximum Allowable Impact Fee

	Impact Fee	Ad Valorem Tax Credit	Maximum Impact Fees
Water	\$ 1,009.84	50%	\$ 2,019.67
Wastewater	\$ 2,276.29	50%	\$ 4,552.58



Section 3.0

RECOMMENDATIONS

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RECOMMENDATIONS

RECOMMENDATION

The final adoption of the amount to charge for an impact fee is subject to the City's policy decisions. The project team has performed an analysis pursuant to Chapter 395 of the Local Government, and has identified the maximum allowable fee using a 50% credit of the total projected cost to install the capital projects. This is the maximum fee the City may charge new connections. However, the City is at liberty to adopt an impact fee equal to, or lesser than the maximum allowable amount, as policy directs. Please note: any project costs not recovered from impact fees requires redemption from minimum bills and/or volumetric rates charged to the City's customers; thereby requiring existing customers to pay a portion of costs associated with serving new growth.

The project team believes that the continuation of an impact fee program for the Mustang Bayou Service area is an important initiative necessary to support future development within the City. It was determined that the Mustang Bayou Service Area is one of the next areas to grow within the Missouri City limits. In order to support future growth and development, the City needs to expand the water and wastewater infrastructure. The substantial cost of this infrastructure requires additional tools to fund this growth. Impact fees are a commonly utilized growth management tool that, to the greatest extent possible, requires future development to pay for the cost of the infrastructure necessary to serve that new growth. Through the continued implementation of impact fees for this area, the City is able to keep water and wastewater rates lower than otherwise possible.





Section 4.0 **SCHEDULES**

Schedule 1 – Water Utility

Schedule 2 – Wastewater Utility

**City of Missouri City
Department of Public Works
Water Impact Fee Analysis**

**Schedule 1
Water Impact Fee Determination**

Maximum Impact Fee \$ 2,019.67
Interest Rate Collected on Fund 2%

Year	New ESFCs	Impact Fee Fund Beg.	Impact Fee Analysis	Surrogate Debt	Cash-Funded Improvement	Existing Debt, Remaining	Total Expenditures	Impact Fee Revenue @ 100%	Subtotal	Interest Income	Ending Balance
Prior Years		\$ -			\$(2,092,165.18)	\$ 46,373.76	\$(2,045,791.42)		\$(2,045,791)		\$(2,045,791)
2014	15	\$(2,045,791)	\$(19,343)	\$ -		\$ 43,048.76	\$ 23,706.26	\$ 30,295	\$(1,991,790)		\$(1,991,790)
2015	178	\$(1,991,790)		\$ -		\$ 39,823.76	\$ 39,823.76	\$ 358,836	\$(1,593,131)		\$(1,593,131)
2016	178	\$(1,593,131)		\$ -		\$ 36,523.76	\$ 36,523.76	\$ 358,836	\$(1,197,771)		\$(1,197,771)
2017	347	\$(1,197,771)		\$(252,042)		\$ 32,883.76	\$(219,158.21)	\$ 701,329	\$(715,601)		\$(715,601)
2018	346	\$(715,601)	\$(19,343)	\$(252,042)		\$ 26,523.76	\$(244,860.71)	\$ 699,309	\$(261,153)		\$(261,153)
2019	412	\$(261,153)		\$(266,486)		\$ 27,883.76	\$(238,601.87)	\$ 831,335	\$ 331,580	\$ 6,632	\$ 338,212
2020	448	\$ 338,212		\$(266,486)		\$ 23,931.76	\$(242,553.87)	\$ 904,565	\$ 1,000,223	\$ 20,004	\$ 1,020,227
2021	448	\$ 1,020,227		\$(266,486)		\$ 14,701.26	\$(251,784.37)	\$ 904,565	\$ 1,673,008	\$ 33,460	\$ 1,706,468
2022	448	\$ 1,706,468		\$(266,486)		\$ 10,381.26	\$(256,104.37)	\$ 904,565	\$ 2,354,929	\$ 47,099	\$ 2,402,027
2023	448	\$ 2,402,027		\$(266,486)		\$ 5,750.00	\$(260,735.63)	\$ 904,565	\$ 3,045,857	\$ 60,917	\$ 3,106,774
2024		\$ 3,106,774		\$(266,486)		\$ -	\$(266,485.63)	\$ -	\$ 2,840,288	\$ 56,806	\$ 2,897,094
2025		\$ 2,897,094		\$(266,486)		\$ -	\$(266,485.63)	\$ -	\$ 2,630,609	\$ 52,612	\$ 2,683,221
2026		\$ 2,683,221		\$(266,486)		\$ -	\$(266,485.63)	\$ -	\$ 2,416,735	\$ 48,335	\$ 2,465,070
2027		\$ 2,465,070		\$(266,486)		\$ -	\$(266,485.63)	\$ -	\$ 2,198,584	\$ 43,972	\$ 2,242,556
2028		\$ 2,242,556		\$(266,486)		\$ -	\$(266,485.63)	\$ -	\$ 1,976,070	\$ 39,521	\$ 2,015,592
2029		\$ 2,015,592		\$(266,486)		\$ -	\$(266,485.63)	\$ -	\$ 1,749,106	\$ 34,982	\$ 1,784,088
2030		\$ 1,784,088		\$(266,486)		\$ -	\$(266,485.63)	\$ -	\$ 1,517,602	\$ 30,352	\$ 1,547,955
2031		\$ 1,547,955		\$(266,486)		\$ -	\$(266,485.63)	\$ -	\$ 1,281,469	\$ 25,629	\$ 1,307,098
2032		\$ 1,307,098		\$(266,486)		\$ -	\$(266,485.63)	\$ -	\$ 1,040,613	\$ 20,812	\$ 1,061,425
2033		\$ 1,061,425		\$(266,486)		\$ -	\$(266,485.63)	\$ -	\$ 794,939	\$ 15,899	\$ 810,838
2034		\$ 810,838		\$(266,486)		\$ -	\$(266,485.63)	\$ -	\$ 544,352	\$ 10,887	\$ 555,239
2035		\$ 555,239		\$(266,486)		\$ -	\$(266,485.63)	\$ -	\$ 288,754	\$ 5,775	\$ 294,529
2036		\$ 294,529		\$(266,486)		\$ -	\$(266,485.63)	\$ -	\$ 28,043	\$ 561	\$ 28,604
2037		\$ 28,604		\$(14,444)		\$ -	\$(14,443.67)	\$ -	\$ 14,160	\$ 283	\$ 14,444
2038		\$ 14,444		\$(14,444)		\$ -	\$(14,443.67)	\$ -	\$ (0)	\$ (0)	\$ (0)
2039		\$ (0)		\$ -		\$ -	\$ -	\$ -	\$ (0)	\$ (0)	\$ (0)
2040		\$ (0)		\$ -		\$ -	\$ -	\$ -	\$ (0)	\$ (0)	\$ (0)

**City of Missouri City
Department of Public Works
Water Impact Fee Analysis**

**Schedule 2
Wastewater Impact Fee Determination**

Maximum Impact Fee \$ 4,552.58
Interest Rate Collected on Fund 2%

Year	New LUEs	Impact Fee Fund Beg. Bal.	Impact Fee Analysis	Surrogate Debt	Cash-Funded Improvement	Existing Debt Remaining	Total Expenditures	Impact Fee Rev. @ 100% Coll.	Subtotal	Interest Income	Ending Balance
Prior Years		0			\$ (630,479.89)	\$ -	\$ (630,480)		\$ (630,480)		\$ (630,480)
2014	15	\$ (630,480)	\$ (23,843)	\$ -		\$ -	\$ (23,843)	\$ 68,289	\$ (586,034)		\$ (586,034)
2015	178	\$ (586,034)		\$ -		\$ -	\$ -	\$ 808,856	\$ 222,822		\$ 222,822
2016	178	\$ 222,822		\$ (788,785)		\$ -	\$ (788,785)	\$ 808,856	\$ 242,894	\$ 4,858	\$ 247,752
2017	347	\$ 247,752		\$ (788,785)		\$ -	\$ (788,785)	\$ 1,580,874	\$ 1,039,841	\$ 20,797	\$ 1,060,638
2018	346	\$ 1,060,638	(23,843)	\$ (788,785)		\$ -	\$ (812,627)	\$ 1,576,322	\$ 1,824,333	\$ 36,487	\$ 1,860,819
2019	412	\$ 1,860,819		\$ (788,785)		\$ -	\$ (788,785)	\$ 1,873,924	\$ 2,945,958	\$ 58,919	\$ 3,004,878
2020	448	\$ 3,004,878		\$ (788,785)		\$ -	\$ (788,785)	\$ 2,038,992	\$ 4,255,085	\$ 85,102	\$ 4,340,187
2021	448	\$ 4,340,187		\$ (788,785)		\$ -	\$ (788,785)	\$ 2,038,992	\$ 5,590,395	\$ 111,808	\$ 5,702,203
2022	448	\$ 5,702,203		\$ (788,785)		\$ -	\$ (788,785)	\$ 2,038,992	\$ 6,952,411	\$ 139,048	\$ 7,091,459
2023	448	\$ 7,091,459		\$ (788,785)		\$ -	\$ (788,785)	\$ 2,038,992	\$ 8,341,667	\$ 166,833	\$ 8,508,500
2024		\$ 8,508,500		\$ (788,785)		\$ -	\$ (788,785)	\$ -	\$ 7,719,715	\$ 154,394	\$ 7,874,110
2025		\$ 7,874,110		\$ (788,785)		\$ -	\$ (788,785)	\$ -	\$ 7,085,325	\$ 141,707	\$ 7,227,032
2026		\$ 7,227,032		\$ (788,785)		\$ -	\$ (788,785)	\$ -	\$ 6,438,247	\$ 128,765	\$ 6,567,012
2027		\$ 6,567,012		\$ (788,785)		\$ -	\$ (788,785)	\$ -	\$ 5,778,227	\$ 115,565	\$ 5,893,792
2028		\$ 5,893,792		\$ (788,785)		\$ -	\$ (788,785)	\$ -	\$ 5,105,007	\$ 102,100	\$ 5,207,107
2029		\$ 5,207,107		\$ (788,785)		\$ -	\$ (788,785)	\$ -	\$ 4,418,323	\$ 88,366	\$ 4,506,689
2030		\$ 4,506,689		\$ (788,785)		\$ -	\$ (788,785)	\$ -	\$ 3,717,904	\$ 74,358	\$ 3,792,263
2031		\$ 3,792,263		\$ (788,785)		\$ -	\$ (788,785)	\$ -	\$ 3,003,478	\$ 60,070	\$ 3,063,547
2032		\$ 3,063,547		\$ (788,785)		\$ -	\$ (788,785)	\$ -	\$ 2,274,763	\$ 45,495	\$ 2,320,258
2033		\$ 2,320,258		\$ (788,785)		\$ -	\$ (788,785)	\$ -	\$ 1,531,473	\$ 30,629	\$ 1,562,103
2034		\$ 1,562,103		\$ (788,785)		\$ -	\$ (788,785)	\$ -	\$ 773,318	\$ 15,466	\$ 788,785
2035		\$ 788,785		\$ (788,785)		\$ -	\$ (788,785)	\$ -	\$ (0)	\$ (0)	\$ (0)
2036		\$ (0)		\$ -		\$ -	\$ -	\$ -	\$ (0)	\$ (0)	\$ (0)
2037		\$ (0)		\$ -		\$ -	\$ -	\$ -	\$ (0)	\$ (0)	\$ (0)
2038		\$ (0)		\$ -		\$ -	\$ -	\$ -	\$ (0)	\$ (0)	\$ (0)
2039		\$ (0)		\$ -		\$ -	\$ -	\$ -	\$ (0)	\$ (0)	\$ (0)
2040		\$ (0)		\$ -		\$ -	\$ -	\$ -	\$ (0)	\$ (0)	\$ (0)



Section 5.0 **ATTACHMENTS**

Attachment A – Land Use Assumption Report

Attachment B – Capital Improvement Plan

May 22, 2013
Prepared for:

The City of Missouri City

Mustang Bayou Service Area Land Use Assumptions Final Report



Prepared by



8705 Shoal Creek Blvd., Suite 101, Austin, TX 78757

Phone (512) 420-9841 Fax (512) 420-9237



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Section 1.0: Introduction

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Background

The City of Missouri City (City), located southwest of Houston, is a growing progressive city with a population of approximately 68,000 people. The City has several Municipal Utility Districts that serve the vast majority of utility customers within the City and surrounding areas. In 2005, the City created the Mustang Bayou service area and began to provide water and wastewater services to the customers and Municipal Utility Districts located in this service area.

The City is anticipating that the undeveloped areas of the Mustang Bayou service area will experience much of the City's future growth. The specific areas of growth include residential, commercial developments in the Creekmont Subdivision, the Lake Shore Harbour subdivision, and the commercial areas located along Highway 6 between Lakeshore Harbour Blvd and Hurricane Lane. Due to the projected growth of the Mustang Bayou service area, the City is reviewing, the necessary infrastructure needs to provide water and wastewater services to these areas.

As future growth is predicted to occur in the undeveloped areas, the City is preparing to expand the utility services. This analysis is reviewing methods to be able to install the needed infrastructure and correctly serve these areas. Due to a limited customer base, the ability to absorb the costs for the infrastructure is not a viable option. Utilizing growth projections, estimated costs for infrastructure, and land use development the City is preparing to implement impact fees based upon projected equivalent service connections so that the needed infrastructure upgrades can be provided.

Definitions

The following definitions are for clarification purposes:

Equivalent Single Family Connection (ESFC) – One ESFC shall mean a 5/8”X3/4” connection, or the equivalent thereof. The following meter equivalency ratios were used to determining an ESFC for larger meters:

METER SIZE	NUMBER OF ESFCs
5/8"	1.0
3/4"	1.5
1 "	2.5
1 1/2"	5.0
2"	8.0
3"	16.0
4"	25.0
6"	50.0
8"	80.0
10"	115.0
12"	330.0

Mustang Bayou Service Area (Service Area) – The Service Area shall include areas outlined on Map 1.



Purpose of Report

Chapter 395 of the Texas Local Government Code provides specific requirements that cities in Texas must abide by while determining, assessing and collecting Impact Fees. The process outlined for the implementation of fees includes:

1. Development of Land Use Assumptions (LUA);
2. Development of Capital Improvement Plan (CIP) Based on LUA;
3. Public Hearing on LUA and CIP;
4. Adoption of LUA and CIP;
5. Development of Maximum Impact Fees;
6. Public Hearing on Impact Fees;
7. Adoption of Impact Fees.

The first step in the process of determining Impact Fees is the development of Land Use Assumptions for the associated service area. The LUA will allow the City to evaluate the need and timing of capital improvements to serve future development. The ultimate goal of the LUA is to provide a reasonable estimate of the amount, type, and timing of future growth. Water Resources Management, LLC (WRM) has been retained by the City to develop Land Use Assumptions (LUAs) for this service area and to identify Impact Fees that the City can assess due to the development of these areas. This report presents LUAs to be utilized during the development of the Capital Improvement Plan and the Impact Fee Analysis.

Methodology

WRM developed the LUA for the City based on historical growth trends, existing conditions within the City, approved City zoning, and developer submitted conceptual plans. WRM used the following process to determine the type, location, quantity, and timing of various future land uses in the area.

1. Identify and evaluate historical growth trends in and around the City of Missouri City;
2. Define existing conditions in the City including the character, type, density and quantity of current development;
3. Evaluate existing zoning and developer submitted conceptual plans;
4. Identify service area to be served by capital improvements;
5. Develop growth and land use assumptions based on historical growth, current City demographics, and make-up, and conceptual plans submitted by developers.

The ten-year growth projections are based on, reasonable growth rates, historical absorption rates, and development proposals, known, or approved by the City.



Section 2.0: Existing Conditions

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City Background

History of Missouri City

The City of Missouri City, incorporated in 1956, is an ideal residential location for commuters. Located in Fort Bend County, the third fastest growing county in the nation with populations over 50,000. The City offers residents a high quality of life that is conveniently located to the many amenities that the Houston Metroplex has to offer.

Existing Conditions

Population and Demographics

In 2010, the total City civilian population, 16 years and older was 51,638, 71.7% of whom were employed. Of all employed in Missouri City the highest percentages of civilian workers are in the Management, Business, Science, and Arts occupations (41.6%) of all employed in Missouri City. The second highest occupation category is Sales and Office occupations at (31.9%). Chart 2.1 below outlines 2010 census occupation data.

CHART 2.1: Missouri City Occupation Analysis - 2010

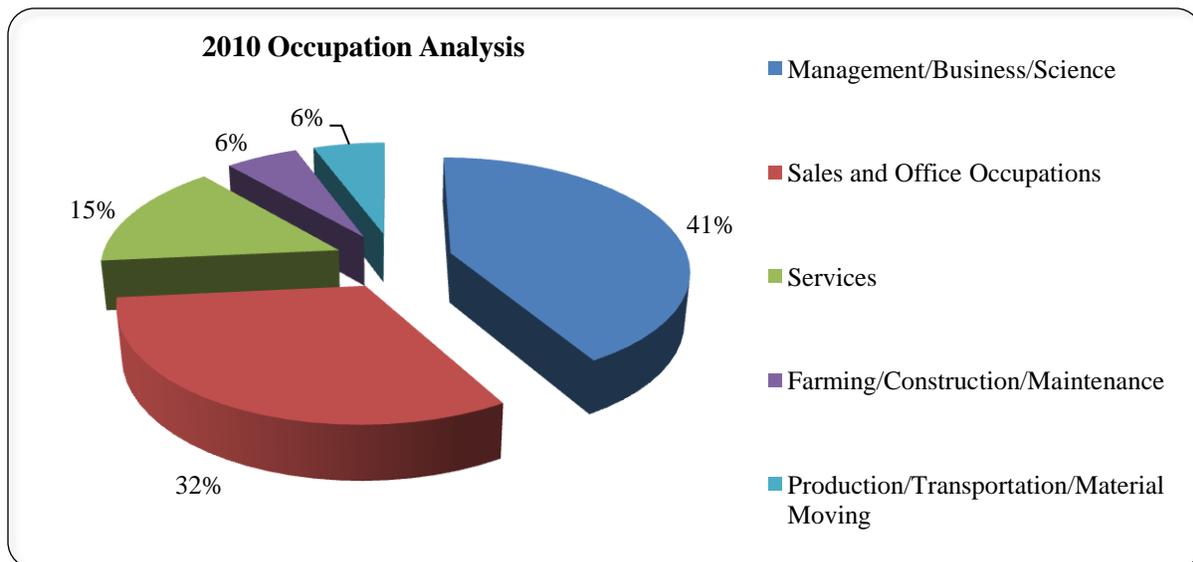
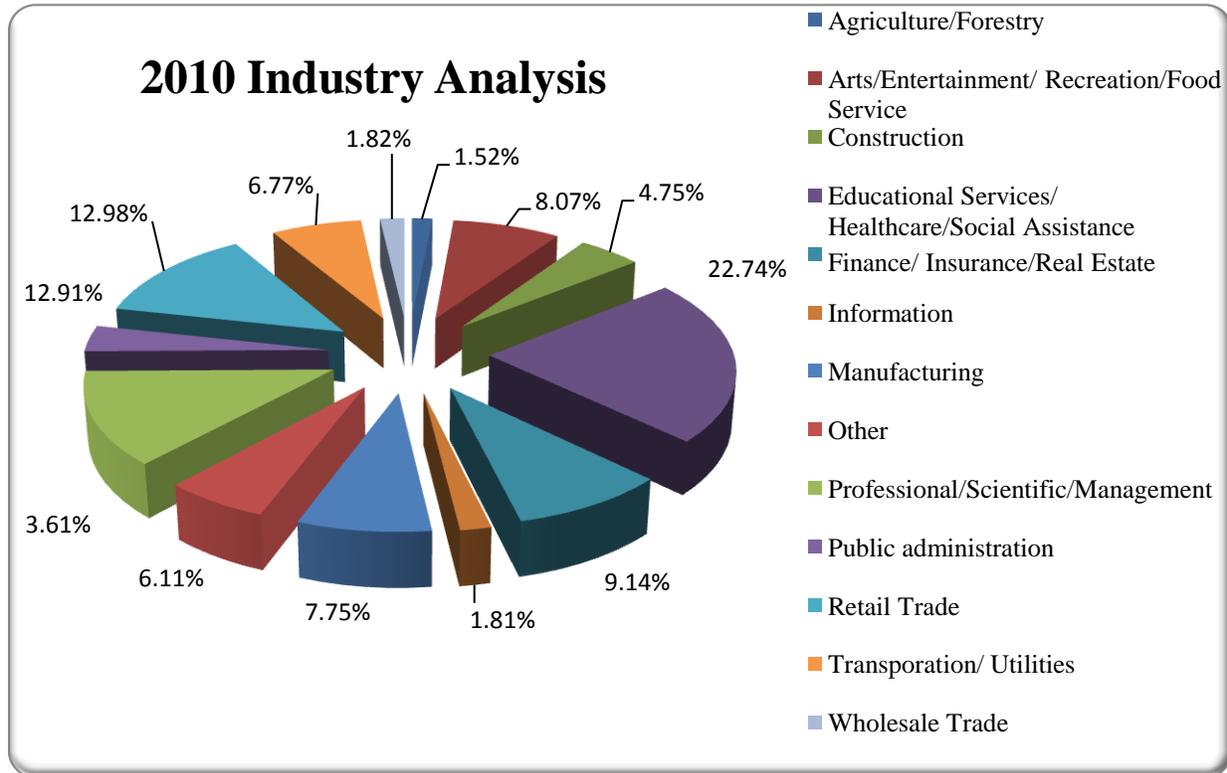


Chart 2.2 presents the 2010 census employment industries in Missouri City. The largest employment industries are Educational services, which includes Healthcare and Social Assistance at (22.7%); then Retail Trade with (12.98%).

CHART 2.2: Missouri City Industry Analysis – 2010



Housing in Missouri City

The 2010 census estimates 21,168 total housing units in the City, of which 17,894 (88.5%) were owner occupied and 2,334 (11.5%) were renter occupied.

TABLE 2.1: Missouri City Age of Structure – 2010

Year Structure Built	Number of Dwelling Units	Percent of Total
2005 or later	1,354	6.40%
2000 to 2004	3,531	16.68%
1990 to 1999	4,954	23.40%
1980 to 1989	4,653	21.98%
1970 to 1979	5,551	26.22%
1960 to 1969	825	3.90%
1940 to 1959	235	1.11%
1939 or earlier	65	0.31%
	21,168	

Residents per Household

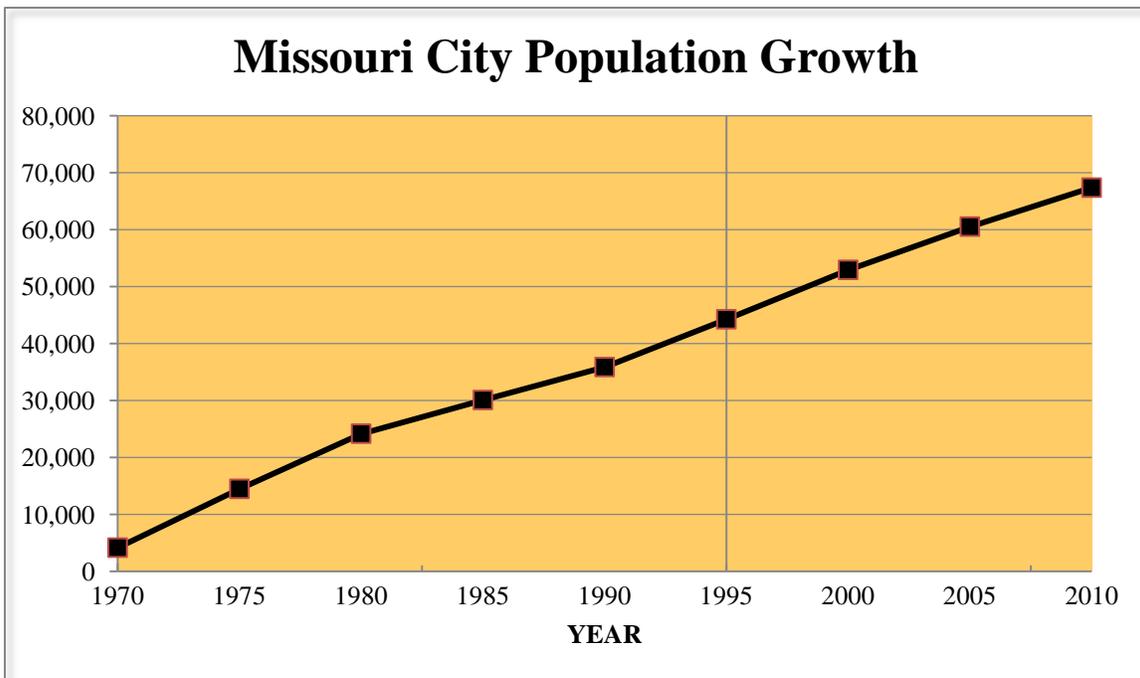
An important part of projecting future land use is evaluating current land use thoroughly. A component of that analysis is the determination of residents per household. In 2010, the population was 67,358 and there were 21,168 housing units, meaning there were approximately 3.18 persons per household at that time.



Historical Growth

Since its incorporation in 1956, the City has grown at a substantial rate. In fact, between 1970 and 2010 the City has experienced an annual average growth rate of approximately 3.7%, as illustrated on Chart 2.3. This relates to a growth of 90% over the 40 year period.

CHART 2.3: Missouri City Annual Population Growth – 1970-2010



Current Water and Wastewater Demand

As the City prepares for the addition of facilities to handle future water and wastewater demands, it is important to understand the current demands for water and wastewater on the existing systems.

Determination of existing water demand in its entirety is difficult given the number of MUDs providing service to the residents of the City. Using a sample of available data from various MUDs within the City, WRM determined the gallons per day (gpd) demand for the sample population. The average daily demands for the entirety of the planning data, arrives at an average use per connection per month of 389 gallons per day. The consumption for customers within the Mustang Bayou service area was an average per day usage of 306 gallons per equivalent connection per day. Table 2.2 lists the districts used in this analysis, 2012 water production, and connection count (average).

TABLE 2.2: Missouri City – Sample of 2012 Water Demand

Districts	2012 Production	2012 Meter Count	Avg Gallons Per Meter Per Day
Blue Ridge West MUD	297,844,000	2,527	323
First Colony MUD #9	375,473,000	2,533	406
Fort Bend MUD #26	125,308,000	1,430	240
Fort Bend MUD #42	214,359,000	1,289	456
Fort Bend MUD #46	130,650,000	703	509
Meadowcreek Utility District	79,929,000	825	265
Mustang Bayou & FB 47/48	227,862,000	1900	329
Palmer Plantation MUD #1	78,905,000	588	368
Palmer Plantation MUD #2	202,142,000	805	688
Quail Valley Utility District	284,250,050	2,980	261
Sienna Plantation MUD 1	414,877,000	6,592	172
Thunderbird Utility District	259,112,000	1,809	392
Total	2,690,711,050	23,981	4,410
Gallons per Day	7,371,811	112,202	367

Examination of flows into the plant contributed to the determination of wastewater demands for the Mustang Bayou area. Table 2.3 lists the actual flows into the Mustang Bayou wastewater treatment plant for the year 2012.

TABLE 2.3: Mustang Bayou Wastewater Treatment Plant Flow 2012

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec	Total
Min				0.238	0.249	0.153	0.301	0.285	0.199	0.280	0.267	0.163	2.135
Max	0.636	0.908	1.050	0.710	1.093	0.860	1.117	0.763	0.656	0.498	0.491	0.649	9.431
Avg	0.425	0.464	0.447	0.417	0.433	0.425	0.472	0.422	0.406	0.389	0.384	0.391	5.074



Section 3.0: Service Area

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Mustang Bayou Service Area

As previously described, the City expects to grow in areas within the City limits that lay outside of any MUD service area. The City must plan for, and develop means of providing utility services to these customers. In 2005, the City developed a Utility Services Business Plan to establish how, and when to provide utility services to these customers. As part of that plan, the City established the Mustang Bayou Service Area, as illustrated on Map 1. To provide services to these areas, the City has developed a water and wastewater capital improvement plan. That plan establishes a timeline for how, and when services will be available.

The Service Area consists of seven primary components, as identified on Map 2 in Section 5.0 and described below:

Component 1: Creekmont Development

The Creekmont subdivision submitted a conceptual plan to the City on May 19, 2005. The subdivision is located along Highway 6, near the intersection of Watts Plantation Drive and Highway 6. This is approximately 205.02 acres that will consist of both residential and commercial areas. However, neighboring Fort Bend County Municipal Utility District no. 48 has annexed all but one commercial tract in Creekmont, and the MUD quantified the tracts as a separate component of the service area. The developer of the residential portion of the Creekmont Subdivision is Perry Homes; just over half of the residential lots in Creekmont are located in the City Service area with the remainder in the MUD. Table 3.1 presents the projected build-out of Creekmont residential units within the City service area. Table 3.2 presents the projected build-out of the Creekmont commercial units within the City service area.

TABLE 3.1: Component 1 (Creekmont Development) Growth – Residential

Residential Growth													
	Build-Out	Dec-12	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
New Residential ESFCs			0	0	0	0	0						
Total ESFCs	302												

TABLE 3.2: Component 1 (Creekmont Development) Growth – Commercial

Commercial Growth														
		Build-Out	Dec-2012	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Total Acreage	8.54	8.54		0	0.854	1.708	2.562	3.416	4.27	5.124	5.978	6.832	7.686	8.54
ESFCs per Acre	5													
Total ESFCs		42.7	0	0	4.27	8.54	12.81	17.08	21.35	25.62	29.89	34.16	38.43	42.7

Component 2: Lakeshore Harbour Subdivision, Sections 2, 3, 4 and 5

As seen on Map 2, the Lake Shore Harbour subdivision is located near the intersection of Lakeshore Harbour Blvd and Vicksburg Blvd. The total subdivision is approximately 262 acres, of which 207 acres is located in the City service area and 55 acres is in the FBCMUD 47. The subdivision is broken into five platted sections and one future section. Located in GBCMUD 47 are future sections of the subdivision that are currently unplatted. Section 1 is 61.34 acres, Section 2 has 21.95 acres, Section 3 has 63.04 acres, and Section 4 has 115.97 acres, Section 5 has 17.05 acres. The conceptual plan indicates that all sections of Lakeshore Harbour will be residential development. Table 3.2 presents the projected development that will occur in the City service area portion of this subdivision.

TABLE 3.2: Component 2 (Lakeshore Harbour) Growth

Residential Growth													
	Build-Out	Dec-2012	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Residential ESFCs	429			10	10	10	9						
Total ESFCs	429	390	390	400	410	420	429						

Component 3: Commercial Along Highway 6

Highway 6 already has a substantial amount of existing commercial development. The remaining commercial development tracts are located between Lakeshore Harbour Blvd and Hurricane Lane along Highway 6. These tracts are zoned commercial, residential, and multi-family. The City expects commercial tracts to be similar in make-up to that development already in existence along Highway 6. The list of undeveloped tracts North of Highway 6 is on Schedule 1 of this report. The list of undeveloped tracts south of Highway 6 is on Schedule 2 of this report. In total, there are in excess of 1,600 acres undeveloped along Highway 6.

The results of the subdivision of the commercial tracts along Highway 6 are the following categories:

- Commercial North of Highway 6
 - o Hermann Hospital
 - o Fort Bend Toll Road
 - o Other
- Commercial South of Highway 6
 - o Fort Bend Toll Road
 - o Other

The City expects this development to take many years to build-out.

TABLE 3.3: Component 3 (Commercial Development Along Highway 6) Growth

	Build-Out	Dec-12	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
North of Highway 6 (Acres)													
Hermann Hospital - SD	42.77			0	0	0	0	0	2	2	2	2	2
Hermann Hospital - Commercial	26.692			0	0	0	0	0	2	2	2	2	2
Commercial Along Highway 6 - SD	96.259			0	0	0	0	0	2	2	2	2	2
Fort Bend Toll Road - Commercial	503.572			-	-	34	34	34	34	34	34	34	34
Fort Bend Toll Road - SD	5.163									0	0	0	0
Commercial Growth South of Highway 6 (acres)													
Commercial Along Highway 6 - SD	502.5403												
Commercial Along Highway 6 -Commercial	11.929												
Fort Bend Toll Road - SD	15.213												
Total Annual Acreage to be Developed	1204.1383					34	34	34	36	36	36	36	36
Total Commercial Acreage Developed			4	4	4	4	38	71	105	141	177	214	286
Assumed ESFCs per acre	5												
New Commercial ESFCs						170	170	170	180	180	180	180	180
Total Commercial ESFCs		6021	18	18	18	18	188	357	527	707	887	1,068	1,248

Component 4: Residential Along Highway 6

As previously described, some of the tracts along Highway 6 are residential. This area does not foresee residential development to begin for at least 5-years, as shown on Table 3.4 below

TABLE 3.4 Component 4 (Residential Development Along Highway 6) Growth

		Build-Out	Dec-12	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
North of Highway 6 (Acres)														
Hermann Hospital - Residential		276.353								14	14	14	14	14
North of Highway 6 - Residential		10.086								1	1	1	1	1
Commercial Growth South of Highway 6														
South of Highway 6 - Residential		154.717												
Fort Bend Toll Road - Residential		77.459												
Total Annual Acreage to be Developed		518.615								14	14	14	14	14
Total Commercial Acreage Developed										14	29	43	57	72
Assumed ESFCs per acre	3													
New Commercial ESFCs										43	43	43	43	43
Total Commercial ESFCs		1556								43	86	129	172	215

Component 5: Multi-Family Along Highway 6

Table 3.5 below shows expected Multi-family development, in addition to residential and commercial growth along Highway 6. Development in this area expects to begin more quickly than other Highway 6 development.

TABLE 3.5 Component 5 (Multi-Family Development Along Highway 6) Growth

		Build-Out	Dec-12	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Fort Bend Toll Road - Multi-Family (Acres)		73			7	7	7	7	7	7	7	7	7	7
Total Annual Acreage to be Developed		73			7									
Total Commercial Acreage Developed					7	15	22	29	37	44	51	58	66	73
Assumed ESFCs per acre	20													
New Commercial ESFCs					146	146	146	146	146	146	146	146	146	146
Total Commercial ESFCs		1460			146	292	438	584	730	876	1,022	1,168	1,314	1,460

Component 6: Fort Bend County MUD #47

The City provides water and wastewater services to customers within the Fort Bend County MUD #47’s service territory; as such, WRM considered growth in the land use assumption analysis. Commercial and Residential growth within MUD #47 is outlined on Table 3.4.

TABLE 3.6: Component 6 (Fort Bend MUD #47) Growth

Fort Bend MUD No. 47													
	Build-Out	Dec-11	Dec-12	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Residential													
Lake Shore Harbour (198 lots)	198	0		0	0	0	0	0	10	20	30	40	50
Olympia Estates Section 1 (53 lots)	53	53		53	53	53	53	53	53	53	53	53	53
Olympia Estates Section 5 (79 lots)	79	68		79	79	79	79	79	79	79	79	79	79
Olympia Estates Section 8 (106 lots) - Not yet platted	106	0		0	0	0	0	0	5	11	16	21	27
Olympia Estates Section 10 (73 lots) - Not yet platted	73	0		0	0	0	0	0	4	7	11	15	18
Venetian Village (109 lots)	109	0		0	0	0	0	0	0	0	0	0	0
Village of Cumberland (311 lots)	311	311		311	311	311	311	311	311	311	311	311	311
5.14 Acres N. of Truesdale	16	0		0	0	0	0	0	0	0	0	0	0
Residential ESFCs	945	432		443	443	443	443	443	462	481	500	518	537
Commercial													
FBCMUD No. 47 Rec Center	1	1		1	1	1	1	1	1	1	1	1	1
Texaco Country Store	1	1		1	1	1	1	1	1	1	1	1	1
Goodwill	1	1		1	1	1	1	1	1	1	1	1	1
Wal-Mart (36 Ac.) including out parcels	378	378		378	378	378	378	378	378	378	378	378	378
Reserve "E1" (0.8 Ac.)(2)	8	8		8	8	8	8	8	8	8	8	8	8
Commercial ESFCs	389	389		389	389	389	389	389	389	389	389	389	389
School/Church													
FBISD (50% Share of 31,200 gpd System Capacity)	34	34		34	34	34	34	34	34	34	34	34	34
Colony Baptist Church	1	1		1	1	1	1	1	1	1	1	1	1
School/Church ESFCs	35	35		35	35	35	35	35	35	35	35	35	35
FBCMUD No. 47 TOTAL ESFCs:	1,369	856	588	867	867	867	867	867	886	905	924	942	961

COMPONENT 7: Growth within Fort Bend MUD #48

In addition, the City provides water and wastewater services to customers within the Fort Bend County MUD #48's service territory; as such, the project team considered growth within MUD #48 in the land use assumption analysis. Commercial and Residential growth within MUD #48 is outlined on Table 3.7.

TABLE 3.7: Component 7 (Fort Bend MUD #48) Growth

Fort Bend MUD No. 48													
	Build Out	Dec-11	Dec-12	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
<u>Residential</u>													
Olympia Estates Section 2 (132 lots)	132	132		132	132	132	132	132	132	132	132	132	132
Olympia Estates Section 3 (87 lots)	87	0		0	17	35	52	70	87	87	87	87	87
Olympia Estates Section 4 (79 lots)	79	79		79	79	79	79	79	79	79	79	79	79
Olympia Estates Section 6 (75 lots) - Not yet platted	75	0		0	0	0	0	0	4	8	11	15	19
Olympia Estates Section 7 (63 lots) - Not yet platted	63	0		0	0	0	0	0	3	6	9	13	16
Olympia Estates Section 9 (110 lots) - Not yet Platted	110	0		0	0	0	0	0	6	11	17	22	28
Olympia North Section 1 (150 lots) - Plat expired	150	0		0	0	0	0	0	8	15	23	30	38
Olympia North Section 2 (48 lots) - Plat expired	48	0		0	0	0	0	0	2	5	7	10	12
Olympia North Section 3 (108 lots) - Plat expired	108	0		0	0	0	0	0	5	11	16	22	27
Olympia North Section 4 (126 lots) - Plat expired	126	0		0	0	0	0	0	6	13	19	25	32
Sedona Creek Section 1 (46 lots)	46	46		46	46	46	46	46	46	46	46	46	46
Sedona Creek Section 2 (98 lots)	98	98		98	98	98	98	98	98	98	98	98	98
Sedona Creek Section 3 (95 lots)	95	95		95	95	95	95	95	95	95	95	95	95
Village of Shiloh (202 lots)	202	202		202	202	202	202	202	202	202	202	202	202
Creekmont North Sec. 1(78 lots)	78	0		78	78	78	78	78	78	78	78	78	78
Creekmont North Sec. 2 (67 lots)	67	0		67	67	67	67	67	67	67	67	67	67
Creekmont North Sec. 3 (49 lots)	49	0		49	49	49	49	49	49	49	49	49	49
2.97 Acres E. of Vicksburg Blvd.	0	15		0	0	0	0	0	0	0	0	0	0
Residential ESFCs	1,613	667		846	863	881	898	916	967	1,001	1,035	1,069	1,103

(Continued)

Fort Bend MUD No. 48 (Continued)													
	Build Out	Dec-11	Dec-12	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Commercial													
FBCMUD No. 48 Rec Center	1	1		1	1	1	1	1	1	1	1	1	1
Creekmont Commercial (48.28 acres)													
Future Commercial													
Creekmont Commercial (48.28 acres)	241			0	0	0	0	0	12	24	36	48	60
Oyster Creek Crossing (16.37 acres, 135 ESFCs)	135			0	0	0	0	0	7	14	20	27	34
Vicksburg Point (9.93 acres, 54 ESFCs)	54			0	0	0	0	0	3	5	8	11	14
Commercial ESFCs	431			1	1	1	1	1	23	44	66	87	109
School/Church													
FBISD (50% Share of 31,200 gpd in VJP System)	34	34		34	34	34	34	34	34	34	34	34	34
School/Church ESFCs	34	34		34	34	34	34	34	34	34	34	34	34
FBCMUD No. 48 TOTAL ESFCs:	2,078	701	877	881	898	916	933	951	1,024	1,079	1,135	1,190	1,246

TABLE 3.7: Component 7 (Fort Bend MUD #48) Growth (Continued)

Commercial Growth												
	Build-Out	Dec-12	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Total Acreage	48.28		0	4	8	12	16	20	24	28	32	36
ESFCs per Acre	5											
Total ESFCs	241.4	0	0	20	40	60	80	100	120	140	160	180

Final Land Use Assumptions

In totality, the project service area expects to grow to an estimated 5,700 ESFC's during the ten-year study period, as can be seen on Table 4.1 below.

TABLE 4.1: Total Projected ESFCs.

Total LUEs Developed										
	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Creekmont										
Residential	302	302	302	302	302	302	302	302	302	302
Commercial		4	9	13	17	21	26	30	34	38
Lakeshore Harbour										
	390	400	410	420	429	429	429	429	429	429
Along Highway 6										
Commercial	18	18	18	188	357	527	707	887	1,068	1,248
Residential							43	86	129	172
Multi-Family		146	292	438	584	730	876	1,022	1,168	1,314
MUD 47										
Residential	443	443	443	443	443	462	481	500	518	537
Commercial	389	389	389	389	389	389	389	389	389	389
School/church	35	35	35	35	35	35	35	35	35	35
MUD 48										
Residential	846	863	881	898	916	967	1,001	1,035	1,069	1,103
Commercial	1	1	1	1	1	23	44	66	87	109
School/church	34	34	34	34	34	34	34	34	34	34
Total ESFCs to be Developed Annually	2,458	2,636	2,813	3,161	3,507	3,918	4,366	4,814	5,262	5,710



Section 4.0: Schedules

Schedule 1 – Undeveloped Commercial Property North of Highway 6

Schedule 2 – Undeveloped Commercial Property South of Highway 6

City of Missouri City
Department of Public Works
Water Impact Fee Analysis

Schedule 1
Undeveloped Commercial Property North of Highway 6

Hermann Hospital - SD

Component	FBCAD Account No.	COMC Address	Acres	Zoning	Owner Name	Owner Address	Legal Full Address - FBCAD	Legal Description
Hermann Hospital	0013-00-000-0502-907	GLENN LAKES LN	39.807	SD	Olympia Estates II Assoc Ltd	7373 E Doubletree Ranch RD	Glenn Lakes LN, Missouri City, TX 77459	0013 D BRIGHT, TRACT 2, ACRES 40.784
Hermann Hospital	0013-00-000-0503-907	MISTY HOLLOW DR NEAR SW CORNER OF GLENN LAKES LN	1.247	SD	Marhaba Partners Limited Partnership	1499 Potomac DR	Glenn Lakes LN, Missouri City, TX 77459	0013 D BRIGHT, TRACT 1, ACRES 1.351
Hermann Hospital	0013-00-000-0561-907	GLENN LAKES LN (OFF) VICKSBURG BLVD (FUTURE NORTH EXTENSION)	1.716	SD	Marhaba Partners Limited Partnership	1499 Potomac DR	Senior RD	0013 D BRIGHT, ACRES 1.656, DRILL SITE PARCEL
			42.770					

Hermann Hospital - Residential

Component	FBCAD Account No.	COMC Address	Acres	Zoning	Owner Name	Owner Address	Legal Full Address - FBCAD	Legal Description
Hermann Hospital	0013-00-000-0600-907	GLENN LAKES LN	82.453	R-2	Memorial Hermann Hospital System	929 Gessner RD	Hillcroft DR	0013 D BRIGHT, TRACT 1 (Pt), ACRES 82.482, (Contract Option Tract). (Pt of a 280.74 ac tract)
Hermann Hospital	0313-00-000-0126-907	VICKSBURG BLVD (FUTURE NORTH EXTENSION)	193.900	R-2	Memorial Hermann Hospital System	929 Gessner RD	Hillcroft DR, Missouri City, TX 77459	0313 H SHROPSHIRE, TRACT 1 (Pt), ACRES 198.258, (Pt of a 280.74 ac tract)
			276.353					

Hermann Hospital - Commercial

Component	FBCAD Account No.	COMC Address	Acres	Zoning	Owner Name	Owner Address	Legal Full Address - FBCAD	Legal Description
Hermann Hospital	0313-00-000-0132-907	VICKSBURG BLVD & LAKE OLYMPIA PKWY (SW CORNER)	9.548	LC-2	Equitable Home Mortgage 401K Profit Sharing Plan	3620 N 3rd AVE	Hillcroft DR, Missouri City, TX 77459	0313 H SHROPSHIRE, TRACT 1 (Pt), ACRES 9.6242, (Pt of a 11.4211 ac tract)
Hermann Hospital	0313-00-000-0134-907	LAKE OLYMPIA PKWY @ VICKSBURG BLVD (SE CORNER)	8.142	LC-2	Trustmark National Bank	10497 Town and Country WAY	Hillcroft DR, Missouri City, TX 77459	0313 H SHROPSHIRE, ACRES 8.622
Hermann Hospital	0313-00-000-0126-907	FORT BEND PKWY & SENIOR RD (NW QUADRANT)	6.210	LC-3	Memorial Hermann Hospital System	929 Gessner RD	Hillcroft DR, Missouri City, TX 77459	0313 H SHROPSHIRE, TRACT 1 (Pt), ACRES 198.258, (Pt of a 280.74 ac tract)
Hermann Hospital	0313-00-000-0162-907	LAKE OLYMPIA PKWY & VICKSBURG BLVD (NW CORNER)	1.369	LC-2	First National Bank	11100 Southwest FWY	Hillcroft DR, Missouri City, TX 77459	0313 H SHROPSHIRE, TRACT 1 (Pt), ACRES 45.2141
Hermann Hospital	0313-00-000-0162-907	LAKE OLYMPIA PKWY & VICKSBURG BLVD (NE CORNER)	1.423	LC-2	First National Bank	11100 Southwest FWY	Hillcroft DR, Missouri City, TX 77459	0313 H SHROPSHIRE, TRACT 1 (Pt), ACRES 45.2141
TOTAL			26.692					

North of Hwy 6 - SD

Component	FBCAD Account No.	COMC Address	Acres	Zoning	Owner Name	Owner Address	Legal Full Address - FBCAD	Legal Description
Hwy 6 Commercial	0077-00-000-0303-907	VICKSBURG BLVD @ TRAMMEL FRESNO RD (SE CORNER)	7.183	SD	Briggs Larry	1100 Uptown Park BLVD	Highway 6	0077 E ROARK, ACRES 7.255
Hwy 6 Commercial	0077-00-000-0341-907	TRAMMEL FRESNO RD	55.567	SD	Vicksburg Estates Ltd	1616 S Voss RD	Hillcroft DR, Missouri City, TX 77459	0077 E ROARK, ACRES 55.5973
Hwy 6 Commercial	0086-00-000-2121-907	HWY 6 @ VICKSBURG BLVD (NE CORNER)	33.509	SD	Larry B. Briggs	1100 Uptown Park BLVD APT #42	Highway 6	0086 M SHIPMAN, ACRES 32.106
TOTAL			96.259					

North of Hwy 6 - Residential

Component	FBCAD Account No.	COMC Address	Acres	Zoning	Owner Name	Owner Address	Legal Full Address - FBCAD	Legal Description
Hwy 6 Commercial	0077-00-000-0336-907	VICKSBURG BLVD @ TRAMMEL FRESNO RD (NE CORNER)	10.086	R-2	Vicksburg Estates Ltd	1616 S Voss RD	Hillcroft DR	0077 E ROARK, TRACT 5, ACRES 10.06, NOT IN MUD 60
TOTAL			10.086					

Fort Bend Toll Road - Commercial

Component	FBCAD Account No.	COMC Address	Acres	Zoning	Owner Name	Owner Address	Legal Full Address - FBCAD	Legal Description
FB Toll Rd	0077-00-000-0335-907	LAKE OLYMPIA PKWY	11.012	LC-3	Point Center Financial Inc	7 Argonaut	Lake Olympia PKWY, Missouri City, TX 77459	0077 E ROARK, ACRES 10.9845, Part of a 37.429 acre tract
FB Toll Rd	0077-00-000-0345-907	FORT BEND PKWY (WEST SIDE SOUTH OF LAKE OLYMPIA PKWY)	0.983	LC-3	Fortune Lending Corp	4610 Riverstone BLVD	Trammel Fresno RD, Missouri City, TX 77459	0077 E ROARK, TRACT 6, BLOCK 3, ACRES 70.5157
FB Toll Rd	0077-00-000-0345-907	VICKSBURG BLVD & SENIOR RD (SE CORNER)	72.308	LC-3	Fortune Lending Corp	4610 Riverstone BLVD	Trammel Fresno RD, Missouri City, TX 77459	0077 E ROARK, TRACT 6, BLOCK 3, ACRES 70.5157
FB Toll Rd	0077-00-000-0360-907	FORT BEND PKWY EAST SIDE (OFF)	1.050	LC-3	Fortune Lending Corp	4610 Riverstone BLVD	Hillcroft DR	0077 E ROARK, TRACT 6, BLOCK 6, ACRES 163.9582
FB Toll Rd	0077-00-000-0360-907	FORT BEND PKWY (WEST SIDE)	42.807	LC-3	Fortune Lending Corp	4610 Riverstone BLVD	Hillcroft DR	0077 E ROARK, TRACT 6, BLOCK 6, ACRES 163.9582
FB Toll Rd	0077-00-000-0360-907	FORT BEND PKWY (EAST SIDE)	122.629	LC-3	Fortune Lending Corp	4610 Riverstone BLVD	Hillcroft DR	0077 E ROARK, TRACT 6, BLOCK 6, ACRES 163.9582
FB Toll Rd	0077-00-000-0390-907	TRAMMEL FRESNO RD @ FORT BEND PKWY (NE CORNER)	34.546	LC-3	Fortune Lending Corp	4610 Riverstone BLVD	Trammel Fresno RD, Missouri City, TX 77459	0077 E ROARK, TRACT 6, BLOCK 9 (PT), ACRES 82.9766
FB Toll Rd	0077-00-000-0390-907	TRAMMEL FRESNO RD @ FORT BEND PKWY (NW CORNER)	45.321	LC-3	Fortune Lending Corp	4610 Riverstone BLVD	Trammel Fresno RD, Missouri City, TX 77459	0077 E ROARK, TRACT 6, BLOCK 9 (PT), ACRES 82.9766
FB Toll Rd	0077-00-000-0395-907	TRAMMEL FRESNO RD & HURRICANE LN (FUTURE EXTENSION (NE CORNER))	37.519	LC-3	Fortune Lending Corp	4610 Riverstone BLVD	Trammel Fresno RD, Missouri City, TX 77459	0077 E ROARK, BLOCK 9 (PT), ACRES 38.4163
FB Toll Rd	0077-00-000-0432-907	TRAMMEL FRESNO RD	35.820	LC-3	Fortune Lending Corp	4610 Riverstone BLVD	Trammel Fresno RD, Missouri City, TX 77459	0077 E ROARK, TRACT 6, BLOCK 9 (PT), ACRES 41.2334
FB Toll Rd	0086-00-000-2130-907	3300 HURRICANE LN	36.729	LC-3	Hannover Estates Ltd	7500 San Felipe ST	Highway 6, Missouri City, TX 77459	0086 M SHIPMAN, ACRES 37.2102
FB Toll Rd	0086-00-000-2138-907	HURRICANE LN & TRAMMEL FRESNO RD (SW CORNER)	19.849	LC-3	Hannover Estates Ltd	7500 San Felipe ST	Highway 6, Missouri City, TX 77459	0086 M SHIPMAN, ACRES 19.9303
FB Toll Rd	0313-00-000-0138-907	LAKE OLYMPIA PKWY	2.474	LC-3	Point Center Financial Inc	7 Argonaut	Lake Olympia PKWY, Missouri City, TX 77459	0313 H SHROPSHIRE, ACRES 5.5931, Part of a 37.429 acre tract
FB Toll Rd	0313-00-000-0143-907	FORT BEND PKWY & LAKE OLYMPIA PKWY (NW CORNER)	40.525	LC-3	First National Bank	11100 Southwest FWY	Hillcroft DR, Missouri City, TX 77459	0313 H SHROPSHIRE, TRACT 1 (Pt), ACRES 45.2141
			503.572					

Fort Bend Toll Road - SD

Component	FBCAD Account No.	COMC Address	Acres	Zoning	Owner Name	Owner Address	Legal Full Address - FBCAD	Legal Description
FB Toll Rd	0086-00-000-2100-907	FORT BEND PKWY & HWY 6 (NE CORNER)	4.193	SD	Multiple Owners		Highway 6	0086 M SHIPMAN, ACRES 5.2212
FB Toll Rd	0086-00-000-2130-907	HURRICANE LN & TRAMMEL FRESNO RD (SW CORNER)	0.970	SD	Hannover Estates Ltd	7500 San Felipe ST	Highway 6, Missouri City, TX 77459	0086 M SHIPMAN, ACRES 37.2102
			5.163					

City of Missouri City
Department of Public Works
Water Impact Fee Analysis

Schedule 2
Undeveloped Commercial Property South of Highway 6

South of Highway 6 - SD

Component	FBCAD Account No.	COMC Address	Zoning	Acres	Owner Name	Owner Address	Legal Full Address - FBCAD	Legal Description
Hwy 6 Commercial	0007-00-000-0611-907	KNIGHT RD (OFF)	SD	1.744	Multiple Owners		Highway 6	0007 T BARNETT, TRACT 9 (PT) IN MISSOURI CITY, ACRES 2.188
Hwy 6 Commercial	0086-00-000-0510-907	KNIGHT RD (OFF)	SD	13.943	Multiple Owners		Highway 6	0086 M SHIPMAN, TRACT 9 (PT) NOT IN MUD #56, ACRES 16.097
Hwy 6 Commercial	0086-00-000-0515-907	KNIGHT RD	SD	4.052	Multiple Owners		Highway 6	0086 M SHIPMAN, TRACT 9 (PT) IN MUD #56, ACRES 12.805
Hwy 6 Commercial	0086-00-000-1102-907	HWY 6	SD	0.077	Werner John	14 Sullivans LNDG	Highway 6	0086 M SHIPMAN, ACRES 0.06, LAND SOUTH OF HWY 6 WIDENING
Hwy 6 Commercial	0086-00-000-4600-907	HWY 6	SD	14.110	Kurjee Enterprises	5241B FM 521 Rd, Rosharon, TX 77583-2245	Highway 6	0086 M SHIPMAN, ACRES 14.11
Hwy 6 Commercial	0086-00-000-4606-907	HWY 6	SD	35.077	Multiple Owners		Highway 6	0086 M SHIPMAN, TRACT 7, ACRES 35.294
Hwy 6 Commercial	0086-86-005-0500-907	HWY 6	SD	182.774	Multiple Owners		Highway 6	0086 M SHIPMAN, BLOCK 7 & 11-14, TRACT 1 (PT), ACRES 173.6843
Hwy 6 Commercial	0086-86-005-0510-907	HWY 6	SD	11.246	Multiple Owners		Highway 6	0086 M SHIPMAN, TRACT 1 (PT) IN MUD #56, ACRES 10.34
Hwy 6 Commercial	0086-86-005-0512-907	KNIGHT RD	SD	16.109	Multiple Owners		Highway 6	0086 M SHIPMAN, TRACT 4 (PT), ACRES 16.1086
Hwy 6 Commercial	0086-86-005-0513-907	KNIGHT RD	SD	15.677	Multiple Owners		Highway 6	0086 M SHIPMAN, TRACT 5 (PT), ACRES 15.76
Hwy 6 Commercial	0086-86-005-0517-907	HWY 6	PD	63.736	Werner John C etal	14 Sullivans LNDG	Highway 6 #(NEAR)	0086 M SHIPMAN, ACRES 147.1657, PT OF A 149.65 ACRE TRACT IN MUD #56
Hwy 6 Commercial	0086-86-005-0517-907	HWY 6	SD	73.296	Werner John C etal	14 Sullivans LNDG	Highway 6 #(NEAR)	0086 M SHIPMAN, ACRES 147.1657, PT OF A 149.65 ACRE TRACT IN MUD #56
Hwy 6 Commercial	0086-86-005-0519-907	KNIGHT RD	SD & R	7.522	Romman Family Partnership 2008 LP	4024 Brookhaven Ave, Pasadena, TX 77504-1902	Highway 6	0086 M SHIPMAN, TRACT 4 (PT), ACRES 7.5216, PT OF RES "D" ESTATES OF SILVER RIDGE SEC 1
Hwy 6 Commercial	0086-86-012-0102-907	HWY 6 (OFF)	SD	23.968	Multiple Owners		Highway 6	0086 M SHIPMAN, BLOCK 12, LOTS 1-3 (PT), TRACT 1 (PT), ACRES 21.5027, NOT IN LID
Hwy 6 Commercial	0086-86-012-0518-907	HWY 6	SD	2.484	Werner John C etal	14 Sullivans LNDG	Highway 6	0086 M SHIPMAN, BLOCK 12, ACRES 2.4843, PT LOTS 1-3(PART OF A 149.65 AC TR)
Hwy 6 Commercial	0086-86-022-0201-907	11922 HWY 6	SD	3.762	Multiple Owners		Highway 6	NOT IN LID
Hwy 6 Commercial	0086-86-022-0301-907	12042 HWY 6	SD	28.560	Multiple Owners		Highway 6	0086 M SHIPMAN, BLOCK 22 (PT), ACRES 3.775, COCHRAN-MCCLUER SEC 86
Hwy 6 Commercial	0086-86-022-0309-907	HWY 6	PD	4.403	RKD Sr Family LP	8435 Katy FWY	Highway 6	0086 M SHIPMAN, TRACT 8 (PT), ACRES 28.37
TOTAL				502.540				0086 M SHIPMAN, BLOCK 22, ACRES 4.349, COCHRAN-MCCLUER SEC 86, (PT) LOTS 5 & 6

South of Highway 6 - Commercial

Component	FBCAD Account No.	COMC Address	Zoning	Acres	Owner Name	Owner Address	Legal Full Address - FBCAD	Legal Description
Hwy 6 Commercial	0086-86-015-0114-907	HWY 6 @ S CREEKMONT	LC-3	7.017	Frost National Bank	9821 Katy FWY	Highway 6	0086 M SHIPMAN, ACRES 7.068, Cochran-McCluer Sec 86, Block 20 & (Pt) 21
Hwy 6 Commercial	0086-86-022-0304-907	HWY 6	LC-3	4.912	RKD Sr Family LP	8435 Katy FWY	Highway 6, Missouri City, TX 77459	0086 M SHIPMAN, BLOCK 22, ACRES 4.919, COCHRAN-MCCLUER SEC 86, (PT) LOT 5&6
TOTAL				11.929				

South of Highway 6 - Residential

Component	FBCAD Account No.	COMC Address	Zoning	Acres	Owner Name	Owner Address	Legal Full Address - FBCAD	Legal Description
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Section 5.0: Maps

Map 1 - Service Area

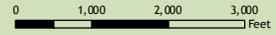
Map 2 – City Service Area (Undeveloped Land)

Map1 City Service Area

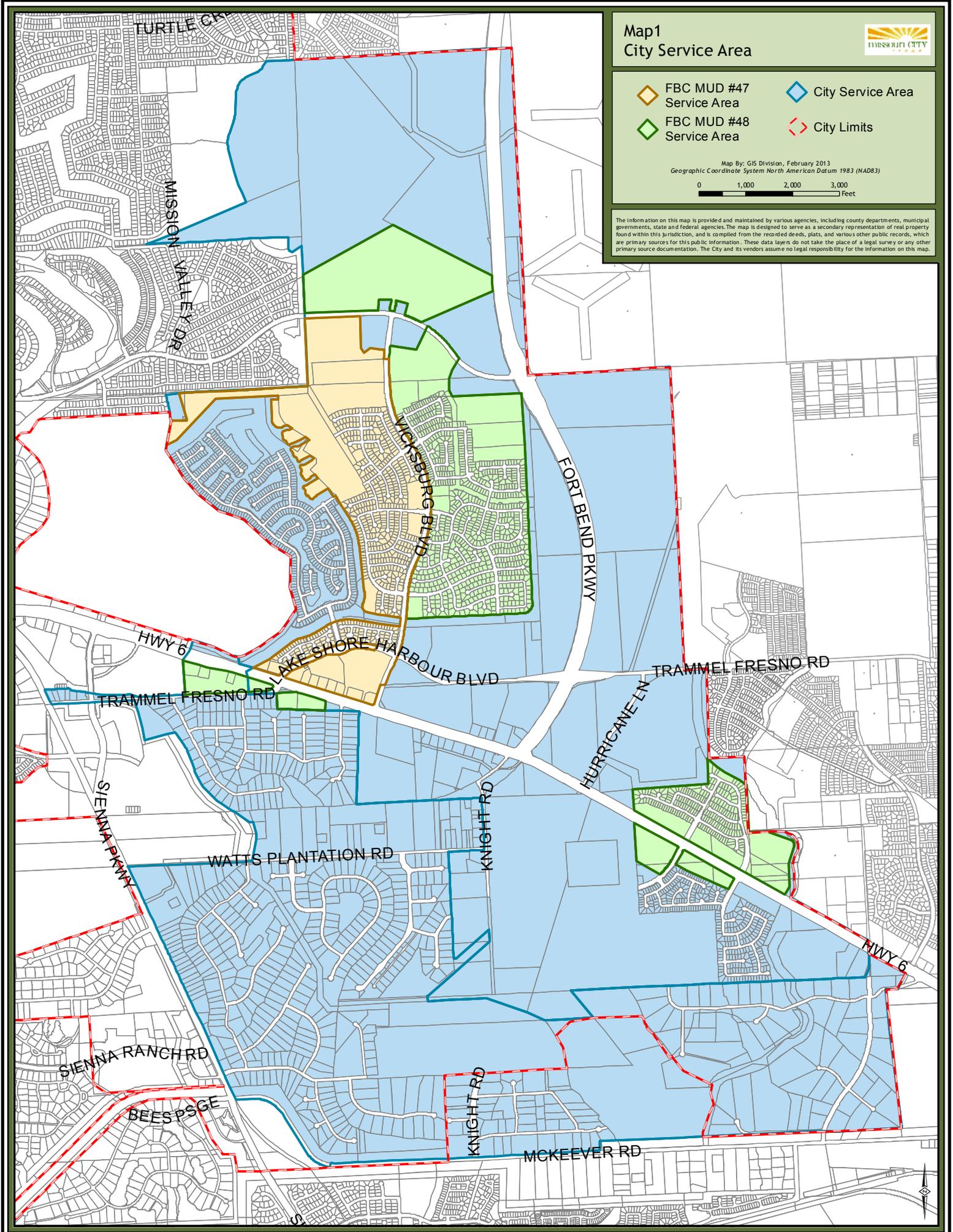


- FBC MUD #47 Service Area
- FBC MUD #48 Service Area
- City Service Area
- City Limits

Map By: GIS Division, February 2013
Geographic Coordinate System North American Datum 1983 (NAD83)



The information on this map is provided and maintained by various agencies, including county departments, municipal governments, state and federal agencies. The map is designed to serve as a secondary representation of real property found within this jurisdiction, and is compiled from the recorded deeds, plats, and various other public records, which are primary sources for this public information. These data layers do not take the place of a legal survey or any other primary source documentation. The City and its vendors assume no legal responsibility for the information on this map.

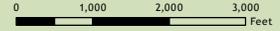


Map 2
City Service Area
(Undeveloped Land)

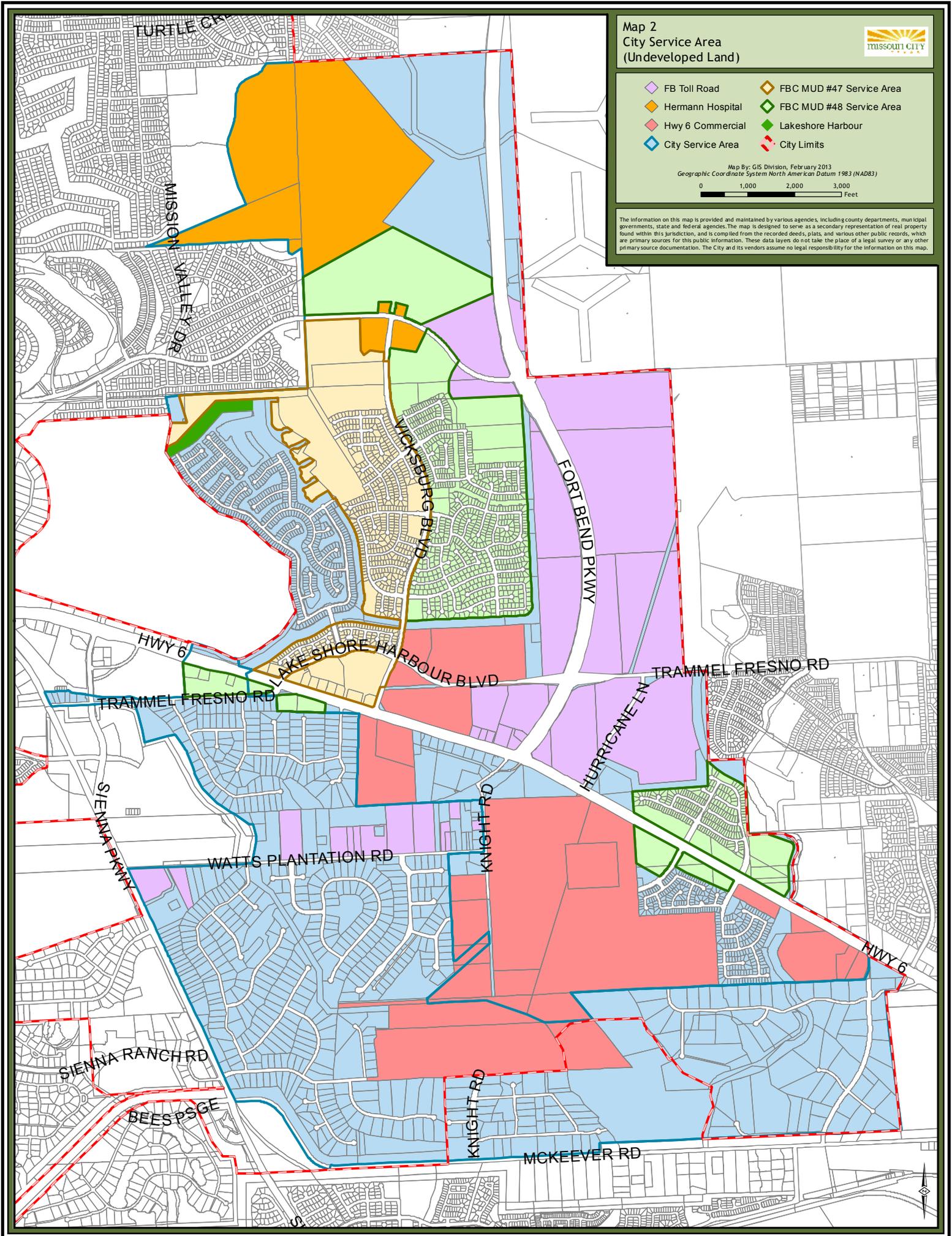


- ◆ FB Toll Road
- ◆ Hermann Hospital
- ◆ Hwy 6 Commercial
- ◆ City Service Area
- ◇ FBC MUD #47 Service Area
- ◇ FBC MUD #48 Service Area
- ◆ Lakeshore Harbour
- - - City Limits

Map By: GIS Division, February 2013
Geographic Coordinate System North American Datum 1983 (NAD83)



The information on this map is provided and maintained by various agencies, including county departments, municipal governments, state and federal agencies. The map is designed to serve as a secondary representation of real property found within this jurisdiction, and is compiled from the recorded deeds, plats, and various other public records, which are primary sources for this public information. These data layers do not take the place of a legal survey or any other primary source documentation. The City and its vendors assume no legal responsibility for the information on this map.





8705 Shoal Creek Blvd., Suite 101, Austin, TX 78757

Phone (512) 420-9841 Fax (512) 420-9237



**MUSTANG BAYOU SERVICE AREA
WATER AND WASTEWATER
CAPITAL IMPROVEMENTS PLAN
October 8, 2013**

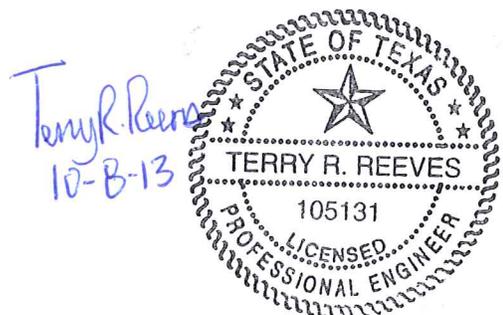
CITY OF MISSOURI CITY, TEXAS



MISSOURI CITY
T E X A S

PREPARED BY:

JONES & CARTER, INC.
ENGINEERS • PLANNERS • SURVEYORS
6335 Gulfon, Suite 100
Houston, Texas 77081-1169
Tel 713-777-5337 Fax 713-777-5976



JC JONES & CARTER, INC.
ENGINEERS • PLANNERS • SURVEYORS
Texas Board of Professional Engineers Registration No. F-439

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Figure 3: Proposed CIP Schedule

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- i. 1,000 Gallon Elevated Storage Tank
- ii. Water Plant Improvements Phase II
- iii. Mustang Bayou Regional WWTP Phase II – Expansion to 1.5MGD
- iv. Mustang Bayou Regional WWTP Phase III – Expansion to 3.0 MGD

1.0 INTRODUCTION

The City of Missouri City (City) retained the services of Jones & Carter, Inc. for the purpose of creating a water and wastewater capital improvements plan to serve new development in the Mustang Bayou Service Area.

The capital improvements plan involves the determination of water and wastewater system requirements to serve 10-year (2022) growth within the service area based on the City's Mustang Bayou Land Use Assumptions (LUA) report prepared by Water Resources Management, L.P. Equivalent Single-Family Connections (ESFCs) were established in accordance with Chapter 395 Local Government Code for both existing and 10-year growth conditions.

Capacity analysis and projected capital project costs were utilized to calculate percentage of project costs eligible for impact fee cost recovery.

2.0 DEMAND PROJECTIONS

Demand projections were generated based on growth and ESFC projections contained in the Land Use Assumptions (LUA) report dated May 22, 2013 prepared by Water Resources Management, LLC (WRM). The Mustang Bayou Service Area was divided into seven (7) subareas. The seven (7) subareas are outlined in LUA report. Existing and projected development was evaluated within each subarea to determine the ultimate and 10-year growth conditions.

3.0 WATER

The water system was evaluated to serve 10-year (2022) conditions. Elements of the water system evaluated include treatment, storage, pumping, and pressurization facilities.

A. DESIGN CRITERIA

1. Water Plant Facilities

a. Supply Capacity

- The purpose of supply capacity is to ensure that the storage tanks will not run out of water, which in turn ensures the system will not run out of water.
- TCEQ requirements - {TAC §290.45(b)(1)(D)(i)} – for systems with more than 250 physical connections, two (2) or more wells with a total capacity of 0.6 gallons per minute per connection is required.
- Jones & Carter recommends designing supply capacity to be able to provide maximum daily flow. This allows the wells to run ten (10) hours a day during average daily flow.

b. Storage Capacity

- The purpose of storage capacity is to provide a source of water when demand exceeds supply such as during peak hourly demand or fire events. Generally, ground storage facilities are located at water supply points or at each pump station within the water distribution system. Stored water allows the plant to maintain pressures during demand in excess of well capacity for an extended period of time. This includes events when supply is temporarily interrupted.
- TCEQ requirements - {TAC §290.45(b)(1)(D)(ii)} – total storage capacity of 200 gallons per connection is required.
- Jones & Carter recommends designing storage facilities to maintain at least one day of average daily flow.

- c. **Booster Pump Capacity**
 - The purpose of booster pump capacity is to provide long-term pressure maintenance.
 - TCEQ requirements - {TAC §290.45(b)(1)(D)(iii)} – two (2) or more pumps that have a total capacity of 2.0 gallons per minute per connection or at least 1,000 gallons per minute and the ability to meet peak hourly demands with the largest pump out of service, whichever is less.
 - Jones & Carter recommends designing booster pumps to the higher of TCEQ requirements or the City’s requirement of max/min day peak hour demand plus fire flow (2,800 gallons per minute).

- d. **Hydropneumatic Pressure Tank Capacity**
 - The purpose of hydropneumatic tank capacity is to provide short-term pressure maintenance and protection against surges created by instantaneous demand, such as fire flow and main breaks, and instantaneous change in supply, such as pumps turning on and off. Also to maintain a reserve capacity for pressure maintenance in case of short term power interruptions.
 - TCEQ requirements - {TAC §290.45(b)(1)(D)(iv)} – 20 gallons per physical connection up to 30,000 gallons is required. 30,000 gallons is sufficient up to 2,500 physical connections after which elevated storage capacity is required.

- e. **Elevated Storage Tank**
 - The purpose of elevated storage tank capacity is to provide long-term and short-term pressure maintenance. Water is stored in an elevated condition that acts as a larger version of hydropneumatic tank capacity without the requirement of power. Elevated storage tank capacity also provides additional storage capacity and maintains a reserve capacity for fire protection and pressure maintenance in case of power failure to one (1) or more pump stations.
 - TCEQ requirements - {TAC §290.45(b)(1)(D)(iv)} – Once the system surpasses 2,500 physical connections, 100 gallons of elevated capacity per physical connection is required. If eligible the system can supplement elevated storage capacity with additional hydropneumatic tank capacity.

B. WATER CAPITAL IMPROVEMENTS PLAN

The Mustang Bayou Service Area is served by two (2) water plants, the Mustang Water Plant (Water Plant No. 1) and the Vicksburg Water Plant (Water Plant No. 2). The purpose of the Water Capital Improvements Plan is to provide the City with a logical strategy for upgrading and expanding elements of the system to accommodate future growth.

The existing water system has the capacity to supply approximately 3,600 ESFC’s. Based on the build-out projections there should be enough water plant capacity to serve the Mustang Bayou Service Area through 2017. The Mustang Bayou Service Area Water Master Plan is shown on Figure 3.1. Five (5) projects were determined eligible for recoverable cost through impact fee over the next ten (10) years. Detailed costs estimates for each eligible project are shown in Appendix i & ii. The total cost of the five (5) eligible projects is \$6,828,516. The projected total recoverable through impact fees is \$5,413,165. A breakdown of projected recoverable costs is shown in Figure 1.

C. PROJECT DESCRIPTIONS

1. Water Plant No. 1 Construction

The Mustang Bayou Water Plant (Water Plant No. 1) was complete in 2006. Water Plant No. 1 consisted of: (1) 1,700 gpm well, (1) 550,000-gallon GST, (1) 20,000-gallon hydro-tank, (3) 800 gpm booster pumps, and accessories.

2. Highway 6 Transmission Line

The Highway 6 transmission line was complete in 2006. The transmission line connected Water Plant No. 1 to Water Plant No. 2 by the construction of a 16-inch transmission line along from Water Plant No. 1 to Vicksburg Blvd.

3. Water Plant Improvements Phase I

Water Plant Improvement Phase I was complete in 2012. Water Plant Improvements Phase I consisted of: (2) 850 gpm booster pumps at Water Plant No. 2 and (1) 20,000-gallon hydro-tank at Water Plant No. 1.

4. 1,000,000 Gallon Elevated Storage Tank

TCEQ requires elevated storage tank (EST) capacity be provided once a system reaches 2,500 connections. In 2012, the City applied for an EST exception to delay construction of an EST in exchange for providing additional hydro tank capacity for the system. The EST exception allowed the City to delay the EST until it reached 3,600 connections. In 2018, the physical connection count for the combined system is expected to exceed 3,600 connections, requiring the City to construct an EST. TCEQ requires 100 gallons of EST storage capacity per physical connection. A proposed 1,000,000-gallon EST is proposed prior to the combined system exceeding 3,600 connections in 2017. The proposed EST will provide adequate EST storage capacity for the service area through ultimate build-out.

5. Additional Water Supply

In 2019, the projected water demand for the service area will surpass the ground water well capacity of the system. The ground water well capacity of the system can only support 4,266 ESFCs, requiring an additional water supply. A proposed 1,500-gpm direct connection of an additional water source is recommended. A 1,500-gpm direct connection will assist in booster pump capacity to meet fire flow requirements, and will provide enough water supply to serve projected development through 2022. It is expected that the additional 1,500-gpm direct connection will come from surface water. All surface water conversion costs are include in the Ground Water Reduction Plan (GRP) and are not included in this capital improvement plan.

6. Water Plant Improvements Phase II

Once the system reaches 5,009 ESFCs, there will not be adequate booster pump capacity to meet the City of Missouri City's design criteria for fire flow. The City requires booster pump capacity to meet peak hourly flow plus a fire flow demand of 2,800 gpm for (3) three hours. It is expected that the system will exceed 5,009 ESFCs in 2021. One (1) 3,000-gpm booster pump is proposed for Water Plant No. 1 prior to 2021.

D. INFORMATION FOR THE WATER IMPACT FEE CALCULATION

Chapter 395 of the Local Government Code defines a service unit as a standardized measure of consumption attributable to an individual unit of development calculated in accordance with generally accepted engineering or planning standards.

For the purposes of this report, a service unit will be defined as a standardized measure of consumption of the water and wastewater systems capacity equal to the average flow rate for a single-family dwelling unit. As a conservative approach, we estimate the average water flow rate for a single-family dwelling unit to be approximately 400 gallons per day per single-family dwelling unit.

Based on the City’s 10-year demand projections, water service will be required for an additional 3,252 service units (See Table 3.1).

Table 3.1: 10-Year Additional Service Unit and Consumption Projections

Year	Total Consumption (MGD)	Total Consumption (gpd)	Consumption per ESFC (gpd)	Total Projected ESFCs
2013	0.98	983,200	400	2,458
2014	1.05	1,054,400	400	2,636
2015	1.13	1,125,200	400	2,813
2016	1.26	1,264,400	400	3,161
2017	1.40	1,402,800	400	3,507
2018	1.57	1,567,200	400	3,918
2019	1.75	1,746,400	400	4,366
2020	1.93	1,925,600	400	4,814
2021	2.10	2,104,800	400	5,262
2022	2.28	2,284,000	400	5,710
10-Year Additional ESFCs				3,252

4.0 WASTEWATER

The wastewater system was evaluated to serve 10-year (2022) conditions. Elements of the wastewater system evaluated include trunk lines, lift stations, force mains, and treatment facilities.

A. DESIGN CRITERIA

1. Wastewater Treatment Plant

The design criteria of this facility shall conform to the Texas Commission on Environmental Quality’s design criteria promulgated under 30 TAC Chapter 217-*Design Criteria for Sewerage Systems*.

B. WASTEWATER CAPITAL IMPROVEMENTS PLAN

The purpose of the plan is to provide the City with a logical strategy for upgrading and expanding its wastewater treatment system to accommodate future growth. Two (2) projects were determined eligible for recoverable cost through impact fee over the next ten (10) years. Based upon the build-out projections, wastewater treatment plant expansions will be required in 2015 and 2019. Detailed costs for each eligible project are shown in Appendix iii & iv. The total cost of the three (3) eligible projects is \$23,271,999. The

projected total recoverable through impact fees is \$14,173,060. A breakdown of projected recoverable costs is shown in Figure 2.

C. PROJECT DESCRIPTIONS

1. Wastewater Treatment Plant Phase I – Expansion to 0.95 MGD

Construction of Phase I was complete in 2011. Phase I included the addition of a 0.4 MGD steel plant to the existing 0.35 MGD concrete and 0.2 MGD steel plants.

2. Wastewater Treatment Plant Phase II – Expansion to 1.5 MGD

Construction of the wastewater treatment plant expansion includes the expansion of the existing lift station; an elevated concrete headworks and splitter box designed for the ultimate 4.5 MGD wastewater treatment plant; mechanical bar screen and wash press; one (1) concrete circular modular 1.5 MGD main process unit that includes the aeration basin, clarifier and chlorine contact basin; two (2) tertiary filters; a two (2) stage 28-day digester, blowers, chemical disinfection equipment and storage, emergency generator and fuel tank, pumps, piping, valves, fittings, protective coatings, electrical coatings, electrical, controls, slabs, access road, and miscellaneous site work.

3. Wastewater Treatment Plant Phase III – Expansion to 3.0 MGD

Once the plant is expanded to 3.0 MGD, the existing facilities (0.35 MGD concrete plant, 0.2 MGD steel plant, and 0.4 MGD steel plant) may be demolished or relocated for other use.

Construction of the wastewater treatment plant expansion includes construction of a new lift station; one (1) concrete circular modular 1.5 MGD main process unit that includes the aeration basin, clarifier and chlorine contact basin; one (1) tertiary filter; an expansion to the existing digester, blowers, chemical disinfection equipment and storage, pumps, piping, valves, fittings, protective coatings, electrical coatings, electrical, controls, slabs, access road modifications, and miscellaneous site work modifications.

D. INFORMATION FOR WASTEWATER IMPACT FEE CALCULATION

Chapter 395 of the Local Government Code defines a service unit as a standardized measure of consumption attributable to an individual unit of development calculated in accordance with generally accepted engineering or planning standards.

For the purposes of this report, a service unit will be defined as a standardized measure of consumption of the water and wastewater systems capacity equal to the average flow rate for a single-family dwelling unit. As a conservative approach, we estimate the average wastewater flow rate for a single-family dwelling unit to be approximately 315 gallons per day per single-family dwelling unit.

Based on the City's 10-year demand projections, wastewater service will be required for an additional 3,252 service units (See Table 4.1).

Table 4.1: 10-Year Additional Service Unit and Consumption Projections

Year	Total Consumption (MGD)	Total Consumption (gpd)	Consumption per ESFC (gpd)	Total Projected ESFCs
2013	0.77	774,270	315	2,458
2014	0.83	830,340	315	2,636
2015	0.89	886,095	315	2,813
2016	1.00	995,715	315	3,161
2017	1.10	1,104,705	315	3,507
2018	1.23	1,234,170	315	3,918
2019	1.38	1,375,290	315	4,366
2020	1.52	1,516,410	315	4,814
2021	1.66	1,657,530	315	5,262
2022	1.80	1,798,650	315	5,710
10-Year Additional ESFCs				3,252

5.0 CONCLUSION

We recommend the City refer to Chapter 395 of the Local Government Code when adopting impact fees, including notice to the public, advisory committees, and eventual adoption of an impact fee. We recommend the City review impact fees every five (5) years.

FIGURES

FIGURE 1: Water Impact Fee Capital Improvements

FIGURE 2: Wastewater Impact Fee Capital Improvements

FIGURE 3: Capital Improvements Plan Schedule

FIGURE 1: Water Impact Fee Capital Improvements - Project Cost and 10-Year Recoverable Cost						
Project Description	Total Project Cost	Construction Year	% Existing Utilization ⁽¹⁾	% Utilized		2022 Projected Recoverable Cost
				2013-2022	% Utilized Beyond 2022	
1. Water Plant No. 1	\$ 2,063,655	2006	44.7%	55.3%	0%	1,141,201
2. Highway 6 Transmission Line	1,102,678	2006	44.7%	55.3%	0%	609,781
3. Water Plant Improvements Phase I	341,183	2012	0%	100%	0%	341,183
4. Additional Water Supply ⁽²⁾	-	-	-	-	-	-
5. 1,000,000 Gallon Elevated Storage Tank	3,141,000	2017	0%	100%	0%	3,141,000
6. Water Plant Improvements Phase II	180,000	2019	0%	100%	0%	180,000
Total	\$6,828,516					\$5,413,165

Notes:

1. Existing utilization calculated based on 2,458 existing ESFCs. Ten year projected ESFCs = 5,710. Water Plant No. 1 & Highway 6 Transmission Line are the critical components that connect Water Plant No. 1 & 2 and serve the 5,710 ESFCs. 2,458 ESFCs / 5,710 ESFCs = 44.7%.

2. The cost of the water supply transmission line (surface water) to serve the service area will be funded through the GRP.

FIGURE 2: Wastewater Impact Fee Capital Improvements - Project Cost and 10-Year Recoverable Cost

Project Description	Total Project Cost	Construction Year	% Existing Utilization ⁽¹⁾	% Utilized 2013-2022	% Utilized Beyond 2022	2022 Projected Recoverable Cost
1. Wastewater Treatment Plant Ph I - 0.95 MGD Expansion	\$ 3,407,999	2011	81.5%	18.5%	0%	630,480
2. Wastewater Treatment Plant Ph II - 1.5 MGD Expansion	9,830,000	2016	0%	100.0%	0%	9,830,000
3. Wastewater Treatment Plan Ph III - 3.0 MGD Expansion	10,034,000	2020	0%	37%	63%	3,712,580
Total	\$23,271,999					\$14,173,060

Notes:

1. Existing utilization calculated based on 2,458 existing ESFCs. Plant capacity at the design flow rate can serve 950,000 gpd * 315 gpd per ESFC = 3,015 ESFCs. Existing Utilization % = 2,458 ESFCs / 3,015 ESFCs = 81.5%.

FIGURE 3
CAPITAL IMPROVEMENTS PLAN SCHEDULE
MUSTANG BAYOU SERVICE AREA
CITY OF MISSOURI CITY
 October 8, 2013

PROJECT	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
<u>WATER PLANT IMPROVEMENTS</u>										
1. 1.0 MGD EST	-	-	-	-	\$3,141,000	-	-	-	-	-
2. ADDITIONAL WATER SUPPLY ⁽¹⁾	-	-	-	-	-	-	\$0	-	-	-
3. WP PHASE II	-	-	-	-	-	-	-	-	\$180,000	-
<u>WASTEWATER PLANT IMPROVEMENTS</u>										
1. WWTP PHASE II - EXPANSION TO 1.5 MGD ⁽²⁾	-	-	-	\$9,830,000	-	-	-	-	-	-
2. WWTP PHASE III - EXPANSION TO 3.0 MGD ⁽²⁾	-	-	-	-	-	-	-	\$10,034,000	-	-

Notes:

(1) The cost for the water supply transmission line (surface water) to serve the service area will be funded by the GRP.

(2) Design may need to be started in the prior year to be in compliance with TCEQ requirements.

APPENDIX

- i. 1,000 Gallon Elevated Storage Tank
- ii. Water Plant Improvements Phase II
- iii. Mustang Bayou Regional WWTP Phase II – Expansion to 1.5MGD
- iv. Mustang Bayou Regional WWTP Phase III – Expansion to 3.0 MGD

PRELIMINARY COST ESTIMATE
1,000,000 GALLON ELEVATED STORAGE TANK
MUSTANG BAYOU SERVICE AREA
September 13, 2013

Item No. Description	Unit	Qty.	Unit Price	Total ⁽¹⁾⁽²⁾
1. Move-in and Start-Up	L.S.	1	\$ 108,000	\$ 108,000
2. Clearing & Grubbing	L.S.	1	5,000	5,000
3. One (1) 1,000,000-Gallon Composite Elevated Storage Tank, Including Standard Coating	L.S.	1	1,650,000	1,650,000
4. Plant Piping, Valves, Fittings, Thrust Blocks, and Pipe Supports	L.S.	1	125,000	125,000
5. Electrical Work	L.S.	1	60,000	60,000
6. Site Work, Including Drainage and Concrete	L.S.	1	80,000	80,000
7. Wood Fencing with Brick Columns	L.S.	1	40,000	40,000
8. Hydro-mulch All Disturbed Areas	L.S.	1	3,000	3,000
9. Protective Coatings for All Facilities	L.S.	1	200,000	200,000
10. Pollution Prevention	L.S.	1	5,000	5,000
SUBTOTAL				\$ 2,276,000
Contingencies (20%)				455,000
Engineering (15%)				410,000
TOTAL				\$ 3,141,000

NOTES:

- (1) All totals have been rounded to the nearest \$1,000.
- (2) Cost estimate does not include costs associated with land and easement acquisition; platting; detention; offsite drainage; distribution waterlines outside the site; aesthetic upgrades; remote SCADA; underground service entrance; and extending electrical power to the site.
- (3) A solar tank mixer may be required when the District begins to receive Surface Water. The tank mixer will minimize taste and odor problems associated with water age problems that may occur in surface water.



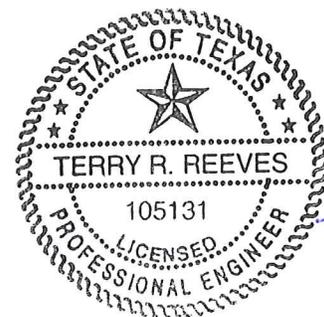
Terry R. Reeves
 9-13-13

**PRELIMINARY COST ESTIMATE
WATER PLANT IMPROVEMENTS PHASE II
MUSTANG BAYOU SERVICE AREA
September 13, 2013**

Item No. Description	Unit	Qty.	Unit Price	Total ⁽¹⁾
1. Move-in and Start-Up	L.S.	1	\$ 10,000	\$ 7,000
2. One (1) 3,000 gpm Booster Pump, Including Motor, Discharge Head, Control Panel and Foundation	L.S.	1	90,000	90,000
3. Plant Piping, Valves, Fittings, and Pipe Supports	L.S.	1	25,000	25,000
4. Protective Coatings for all Facilities	L.S.	1	3,000	3,000
5. Electrical Work	L.S.	1	20,000	20,000
6. Relocate and/or add removable pipe bollards	L.S.	1	3,000	3,000
7. Site Work, Including Drainage	L.S.	1	3,000	3,000
8. Hydro-mulch Disturbed Areas	L.S.	1	2,000	2,000
9. Pollution Prevention	L.S.	1	3,000	3,000
SUBTOTAL				\$ 156,000
Contingencies (20%)				31,200
Engineering (20%)				37,440
TOTAL				\$ 224,640

NOTES:

- (1) All totals have been rounded to the nearest \$1,000.
- (2) This estimate represents my best judgment as a design professional familiar with the construction industry. Jones & Carter, Inc. has no control over the cost of labor, materials, or equipment; over the Contractor's methods of determining bid prices; or over competitive bidding or market conditions. Accordingly, we cannot and do not guarantee that bids will not vary from this cost estimate. This estimate was prepared without the development of an architectural concept. It will be necessary for an Architect licensed in the State of Texas to prepare necessary documents for the building and review the plans.



Terry R. Reeves
9/13/13

**PRELIMINARY CONSTRUCTION COST ESTIMATE FOR
MUSTANG BAYOU REGIONAL WWTP PHASE II - EXPANSION TO 1.5 MGD
CITY OF MISSOURI CITY
September 13, 2013**

Item No. Description	Unit	Qty.	Unit Price	Total
1. Move-in and Start-Up	L.S.	1	\$ 339,000	\$ 339,000
2. Elevated Concrete Headworks w/ Mechanical Screen and Wash Press	L.S.	1	700,000	700,000
3. 1.5 MGD Main Process Unit	L.S.	1	1,400,000	1,400,000
4. Digester Basins	L.S.	1	650,000	650,000 ⁽²⁾
5. Misc Equipment Slabs and Sidewalk	L.S.	1	125,000	125,000
6. Clarifier Equipment	L.S.	1	220,000	220,000
7. Aeration Equipment (Fine Bubble)	L.S.	1	505,000	505,000
8. Handrails and Stairways	L.S.	1	160,000	160,000
9. Lift Station Upgrades & Piping	L.S.	1	200,000	200,000
10. Chlorination & Dechlorination Equipment	L.S.	1	115,000	115,000
11. Chemical Building with Storage and Dual Monorails	L.S.	1	100,000	100,000
12. Non-Potable Water System and Piping	L.S.	1	70,000	70,000
13. Centrifugal Blowers (5 - 150 HP Centrifugal)	L.S.	1	310,000	310,000 ⁽³⁾
14. Plant Piping, Valves, Fittings, etc.	L.S.	1	200,000	200,000
15. RAS/WAS Pumps and Airlifts	L.S.	1	80,000	80,000
16. Site Work	L.S.	1	170,000	170,000 ⁽⁵⁾
17. Dechlorination and Flow Measurement Basin	L.S.	1	325,000	325,000
18. Outfall Relocation and Existing Piping Modifications	L.S.	1	75,000	75,000
19. Electrical Work	L.S.	1	350,000	350,000 ⁽⁴⁾
20. 900-kW Diesel Generator and Fuel Tank	L.S.	1	385,000	385,000
21. CMU MCC/Control Building	L.S.	1	150,000	150,000
22. Concrete Access Road	L.S.	1	95,000	95,000
23. Chainlink Fencing	L.S.	1	49,000	49,000
24. Existing Plant Repairs & Recoating	L.S.	1	165,000	165,000
25. Miscellaneous Metals	L.S.	1	80,000	80,000
26. Protective Coatings	L.S.	1	100,000	100,000
27. Pollution Prevention	L.S.	1	5,000	5,000
SUBTOTAL				\$ 7,123,000
Contingencies (20%)				1,425,000
Engineering (15%)				1,282,000
TOTAL				\$ 9,830,000



Notes:

- (1) This cost includes a concrete circular modular main process unit. The plant process includes aeration, secondary clarification, and disinfection. We do not anticipate any nutrient removal to be required and costs are not included in this estimate.
- (2) The digester cost is based on multi-stage digester with a 28-day SRT for 1.5 MGD.
- (3) This estimate is based on keeping the existing 0.95 MGD facility on the north side of the site in good working order but offline for future use if needed to satisfy the TCEQ redundancy requirements in Chapter 217. This estimate includes some cost for repairs and recoating of existing plant. Once the Phase II expansion to 3.0 MGD is complete, the plant will have two process trains and the existing 0.95 MGD facility may be demolished.
- (4) The headworks, chemical building, flow measurement basin, outfall, generator, and MCC building are all sized for the 3.0 MGD phase to accommodate future expansion.
- (5) This estimate represents my best judgment as a design professional familiar with the construction industry. Jones & Carter, Inc. has no control over the cost of labor, materials, or equipment; over the Contractor's methods of determining bid prices; or over competitive bidding or market conditions. Accordingly, we cannot and do not guarantee that bids will not vary from this cost estimate. This estimate was prepared without the development of an architectural concept. It will be necessary for an Architect licensed in the State of Texas to prepare necessary documents for the building and review the plans.

**PRELIMINARY CONSTRUCTION COST ESTIMATE FOR
MUSTANG BAYOU REGIONAL WWTP PHASE III - EXPANSION TO 3.0 MGD
CITY OF MISSOURI CITY
September 13, 2013**

Item No. Description	Unit	Qty.	Unit Price	Total
1. Mobilization, Bonds & Insurance	L.S.	1	\$ 346,000	\$ 346,000
2. Influent Lift Station	L.S.	1	850,000	850,000
3. 1.5 MGD Main Process Unit	L.S.	1	1,400,000	1,400,000
4. Digester Basins	L.S.	1	650,000	650,000 ⁽²⁾
5. Sludge Thickening Equipment	L.S.	1	800,000	800,000
6. Effluent Filters	L.S.	1	750,000	750,000
7. Misc Equipment Slabs and Sidewalk	L.S.	1	65,000	65,000
8. Clarifier Equipment	L.S.	1	220,000	220,000
9. Aeration Equipment (Fine Bubble)	L.S.	1	505,000	505,000
10. Handrails and Stairways	L.S.	1	160,000	160,000
11. Chlorination & Dechlorination Equipment	L.S.	1	115,000	115,000
12. Non-Potable Water System and Piping Upgrades	L.S.	1	100,000	100,000
13. Centrifugal Blowers (3 -150 HP Centrifugal)	L.S.	1	310,000	310,000 ⁽³⁾
14. Plant Piping, Valves, Fittings, etc.	L.S.	1	200,000	200,000
15. RAS/WAS Pumps and Airlifts	L.S.	1	80,000	80,000
16. Site Work	L.S.	1	70,000	70,000 ⁽⁵⁾
17. Electrical Work	L.S.	1	200,000	200,000 ⁽⁴⁾
18. Concrete Access Road	L.S.	1	55,000	55,000
19. Miscellaneous Metals	L.S.	1	80,000	80,000
20. Protective Coatings	L.S.	1	100,000	100,000
21. Existing Lift Station Tie-Ins and Bypass	L.S.	1	150,000	150,000
22. Existing Package Plant Demolition	L.S.	1	60,000	60,000
23. Pollution Prevention	L.S.	1	5,000	5,000
SUBTOTAL				\$ 7,271,000
Contingencies (20%)				1,454,000
Engineering (15%)				1,309,000
TOTAL				\$ 10,034,000

Terry Reeves
9-13-13



Notes:

- (1) This cost includes a concrete circular modular main process unit. The plant process includes aeration, secondary clarification, and disinfection. We do not anticipate any nutrient removal to be required and costs are not included in this estimate.
- (2) The digester cost is based on multi-stage digester with a 28-day SRT for 1.5 MGD.
- (3) Once the Phase II expansion to 3.0 MGD is complete, the plant will have two process trains and the existing 0.95 MGD facility may be demolished. This estimate includes cost for demolition.
- (4) This estimate represents my best judgment as a design professional familiar with the construction industry. Jones & Carter, Inc. has no control over the cost of labor, materials, or equipment; over the Contractor's methods of determining bid prices; or over competitive bidding or market conditions. Accordingly, we cannot and do not guarantee that bids will not vary from this cost estimate. This estimate was prepared without the development of an architectural concept. It will be necessary for an Architect licensed in the State of Texas to prepare necessary documents for the building and review the plans.



110 West Decherd St., Suite A, Franklin, TX 77856

Phone (979) 828-1599

Fax (979) 828-1651

ORDER NO. O-14-__

AN ORDER OF THE CITY COUNCIL OF THE CITY OF MISSOURI CITY, TEXAS; ESTABLISHING A PUBLIC HEARING DATE OF NOVEMBER 17, 2014, TO CONSIDER THE UPDATE OF THE LAND USE ASSUMPTIONS AND THE CAPITAL IMPROVEMENTS PLAN FOR WATER IMPACT FEES AND THE ADOPTION OF LAND USE ASSUMPTIONS AND A CAPITAL IMPROVEMENTS PLAN FOR WASTEWATER IMPACT FEES FOR THE MUSTANG BAYOU SERVICE AREA IN ACCORDANCE WITH CHAPTER 395, TEXAS LOCAL GOVERNMENT CODE; MAKING CERTAIN FINDINGS; AND PROVIDING FOR SEVERABILITY.

* * * * *

WHEREAS, the City Council of the City of Missouri City (the "City Council") has employed qualified professionals to update the land use assumptions and capital improvements plan for water impact fees and to propose land use assumptions and a capital improvements plan for wastewater impact fees for the Mustang Bayou Service Area; and

WHEREAS, in compliance with Chapter 395 of the Texas Local Government Code, the City Council desires to establish a public hearing date to consider the update of the land use assumptions, the capital improvements plan and existing water impact fees and to consider whether to amend such plan and fees for the Mustang Bayou Service Area; and

WHEREAS, in compliance with Chapter 395 of the Texas Local Government Code, the City Council desires to establish a public hearing date to consider adopting land use assumptions and a capital improvements plan for the imposition of a new wastewater impact fee for the Mustang Bayou Service Area; now, therefore

BE IT ORDERED BY THE CITY COUNCIL OF THE CITY OF MISSOURI CITY, TEXAS:

Section 1. That the facts and recitations set forth in the preamble of this resolution are hereby found to be true and correct.

Section 2. The City Council of the City of Missouri City, Texas, hereby establishes a public hearing date of Monday, November 17, 2014, at 7 p.m. at the City Council Chamber of the City of Missouri City located on the second floor at 1522 Texas Parkway, Missouri City, Texas, to receive comments relating to: (a) the update of the land use assumptions, capital improvements plan, and existing water impact fees and whether to amend such plan and fees for the Mustang Bayou Service Area and (b) the

adoption of land use assumptions and a capital improvements plan for new wastewater impact fees for the Mustang Bayou Service Area.

Section 3. The City Secretary of the City of Missouri City shall cause notice of such hearing to be published in accordance with Chapter 395 of the Local Government Code and shall follow all other statutory requirements.

Section 4. Severability. In the event any section, paragraph, subdivision, clause, phrase, provision, sentence, or part of this Order or the application of the same to any person or circumstance shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair or invalidate this Order as a whole or any part or provisions hereof other than the part declared to be invalid or unconstitutional and the City Council of the City of Missouri City, Texas, declares that it would have passed each and every part of the same notwithstanding the omission of any such part thus declared to be invalid or unconstitutional, or whether there be one or more parts.

PASSED, APPROVED and ADOPTED this ____ day of _____, 2014.

Allen Owen, Mayor

ATTEST:

APPROVED AS TO FORM:

Maria Gonzalez, City Secretary

Caroline Kelley, City Attorney



**Council Agenda Item Cover Memo
October 6, 2014**

To: Mayor and City Council
Agenda Item: 10(a) Consider Adoption of Tax Rate Ordinance
Submitted by: Edward Broussard, City Manager
Prepared by: Wes Vela, Director of Finance

SYNOPSIS

The City's budget is funded partially with property tax revenue generated from an annually adopted tax rate applied to certified taxable values within the city limits of the city. Certified taxable values from both the Fort Bend and Harris County Appraisal Districts were received on July 29, 2014 and August 25, 2014 respectively. Once the values were compiled the effective tax rate calculation was prepared and published in the official newspaper.

BACKGROUND

The existing tax rate is \$0.57375 per \$100 valuation. The "effective tax rate" for 2014 is \$0.544771 per \$100 valuation. The "rollback rate" is \$ 0.567923 per \$100 valuation. The proposed rate of \$.565000 exceeds the "effective tax rate" and therefore two public hearings were required and held per the tax code.

It is proposed that this rate be allocated to Maintenance & Operations and to Interest & Sinking as follows:

Maintenance & Operations (M&O)	= \$.387093
Interest & Sinking (I&S)	= \$.177907

Total Rate	\$.565000

This proposed rate will yield approximately \$925,000 more in M&O tax revenues for the General Fund FY2015 budget than projected at the 100% collection rate certified by the County Tax Collector. These additional revenues will fund projects that were presented during the budgeting process but were excluded because of projected available funding. These projects include \$625,000 for a fire engine, \$96,075 for public safety Coban In-Car camera program, \$94,780 N.I.C.E. public safety audio recording system, and \$108,231 for Phase II and III of the Rocket Mobile Communications program for First Responder Vehicles.

FISCAL ANALYSIS

Approved FY 2015 Budget and the outlined additional projects will be sustained by the adoption of this tax rate.

SUPPORTING MATERIALS

1. Ordinance

STAFF'S RECOMMENDATION

Staff recommends the City Council adopt the tax rate ordinance that includes the total rate of \$.565000;

With another motion to adopt the Maintenance and Operation tax rate of \$.387093;

And another motion to adopt the Interest and Sinking tax rate of \$.177907.

ORDINANCE NO. O-14-__

AN ORDINANCE OF THE CITY OF MISSOURI CITY, TEXAS, PROVIDING FOR THE ASSESSMENT, LEVY, AND COLLECTION OF AD VALOREM TAXES FOR THE CITY OF MISSOURI CITY, TEXAS, FOR THE TAX YEAR 2014 AND FOR EACH YEAR THEREAFTER UNTIL OTHERWISE PROVIDED; PROVIDING THE DATE ON WHICH SUCH TAXES SHALL BE DUE AND TIMELY PAID; AND AUTHORIZING AN ADDITIONAL PENALTY FOR THE COLLECTION OF DELINQUENT AD VALOREM TAXES IN LIEU OF RECOVERING ATTORNEYS' FEES.

* * * * *

WHEREAS, the Budget of the City of Missouri City, Texas, for the fiscal year period beginning July 1, 2014, and ending June 30, 2015 (fiscal year 2015), has been adopted; and

WHEREAS, certain revenues from sources other than ad valorem taxes will be available for a portion of the expenditures of such budget; and

WHEREAS, ad valorem taxes should be levied and collected to provide the additional revenues necessary to meet the remaining portion of such expenditures; now, therefore, in accordance with such Budget and pursuant hereto,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MISSOURI CITY, TEXAS:

Section 1. That the facts and recitations set forth in the preamble of this Ordinance are hereby found to be true and correct.

Section 2. All property subject to ad valorem taxation by the City of Missouri City, Texas, shall be equally and uniformly assessed for such purposes at one hundred percent (100%) of the full cash market value of such property.

Section 3. There is hereby levied for general purposes for use by the City of Missouri City, Texas, for tax year 2014, and for each year thereafter until otherwise provided, an annual ad valorem tax at the rate of \$0.387093 on each One Hundred Dollars (\$100.00) of assessed valuation on all property, real, personal, and mixed, within the corporate limits upon which an ad valorem tax is authorized by law to be levied by the City of Missouri City, Texas. THIS TAX RATE WILL RAISE MORE TAXES FOR MAINTENANCE AND OPERATIONS THAN LAST YEAR'S TAX RATE. THE TAX RATE WILL EFFECTIVELY BE RAISED BY 7.19 PERCENT AND WILL RAISE TAXES

FOR MAINTENANCE AND OPERATIONS ON A \$100,000 HOME BY APPROXIMATELY \$6.71. The proceeds from such tax shall be applied to the payment of the general and current expenses of the government of the City, including payment of any obligations for which taxes are not levied by another section hereof and for the payment for which provision is not otherwise made. All such taxes shall be assessed and collected in current money of the United States of America.

Section 4. For the purpose of paying the interest on bonds, warrants, certificates of obligation, or other lawfully authorized evidence of indebtedness issued by the City of Missouri City, Texas, including the various installments of principal due on the serial bonds, warrants, certificates of obligation, or other lawfully authorized evidence of indebtedness issued by the City as such installments shall respectively mature, and for the purpose of repaying any sums borrowed in anticipation of current revenues for use in the payment of bonds and certificates of obligation and interest therein maturing in the fiscal year 2015, and for the purpose of paying interest and making provisions for the sinking fund on such other bond issues, warrants, certificates of obligation, or other lawfully authorized evidence of indebtedness as may be authorized, there is hereby levied for the tax year 2014 and for each year thereafter until otherwise provided, to be assessed and collected upon all property described in Section 3 of this Ordinance, an annual ad valorem tax rate at the rate of \$0.177907 on each One Hundred Dollars (\$100.00) of assessed valuation.

Section 5. All ad valorem taxes levied hereby in the total amount of \$0.565000 on each One Hundred Dollars (\$100.00) of assessed valuation, as reflected in Sections 3 and 4 hereof, shall be due and payable upon receipt of the tax bill. All ad valorem taxes due to the City of Missouri City, Texas, and not paid on or before February 1 following the year for which they were levied shall bear penalty and interest as prescribed in the Texas Tax Code Annotated, as such code may be amended.

Section 6. That on July 1, 2015, all tax accounts which are delinquent for the tax year 2014 will incur, in addition to the interest and penalties referenced in Section 5, above, additional penalties in the amount of fifteen percent (15%) of the sum of the tax, penalty and interest then due, and to be due, in order to help defray the cost of collection of the same.

Section 7. That the Tax Collector shall deliver a notice of delinquency and of this additional penalty to the property owner of each tax account, at least thirty (30) and not more than sixty (60) days before July 1, 2015.

PASSED, APPROVED and ADOPTED on first and final reading this 6th day of October, 2014.

Allen Owen, Mayor

ATTEST:

APPROVED AS TO FORM:

Maria Gonzalez, City Secretary

Caroline Kelley, City Attorney



**Council Agenda Item Cover Memo
October 6, 2014**

To: Mayor and City Council
Agenda Item: 11(a) Consider a resolution adopting the 2014-2029 Strategic Plan

**Prepared &
Submitted by:** Bill Atkinson, Assistant City Manager

SYNOPSIS

The City Council engaged the services of Lyle Sumek and Associates to facilitate the development of a Strategic Plan for the period of 2014-2029. The City Council and City's Leadership Team and a professional facilitator, engaged in the development of a vision, strategic plan, work program, mission and core beliefs for the organization.

BACKGROUND

The strategic plan that has been developed sets forth offers direction and focus on issues that are important to improving Missouri City, and the plan sets priorities and determines a course for progress. As plan priorities are accomplished, new priorities will be identified annually. Most importantly, the plan includes indicators that measure progress for each of the strategic goals; in turn, each indicator of progress must be supported by regularly reported data. The staff will be providing feedback to the progress on the plan on a quarterly basis.

Using these principles to guide the strategic planning process, each strategic plan goal is defined by prioritized objectives, which (in part) provide prioritized policy actions outline for what must be done to realize the goal. Each prioritized objective is defined by strategic initiatives that specifically state a desired outcome. While the vision, mission and goals of the strategic plan are intended to be enduring, the strategies expressed in the objectives and initiatives are intended to serve for a three- to five-year period.

SUPPORTING MATERIALS

1. Resolution
2. Strategic Plan

STAFF'S RECOMMENDATION

Staff recommends approval of the resolution adopting the City of Missouri City Strategic Plan for the period of 2014-2029.

RESOLUTION NO. R-14- __

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MISSOURI CITY, TEXAS, ADOPTING A VISION AND A STRATEGIC PLAN; PROVIDING FOR REPEAL; AND PROVIDING FOR SEVERABILITY.

* * * * *

WHEREAS, the City Council, with the assistance of the City's Leadership Team and a professional facilitator, engaged in the development of a vision, strategic plan, work program, mission and core beliefs; and

WHEREAS, these components collectively are the Strategic Plan for the City of Missouri City that act as a guide forward from 2014-2019 and set forth the vision for the City through 2029; and

WHEREAS, these plans will be utilized to monitor and report, on an on-going basis, the progress of the actions by the City through annual action agendas during the planning period of 2014-2029; now therefore,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MISSOURI CITY, TEXAS:

Section 1. That the City of Missouri City hereby adopts the Missouri City Strategic Plan 2014-2019-2029 as set forth in Exhibit "A", which is attached hereto and made a part hereof.

Section 2. Any and all resolutions or parts of resolutions inconsistent or in conflict herewith are, to the extent of such inconsistency or conflict, hereby repealed.

Section 3. *Severability.* In the event any clause, phrase, provision, sentence or part of this Resolution or the application of the same to any person or circumstances shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair, or invalidate this Resolution as a whole or any part or provision hereof other than the part declared to be invalid or unconstitutional; and the City Council of the City of Missouri City, Texas, declares that it would have passed each and every part of the same notwithstanding the omission of any part thus declared to be invalid or unconstitutional, or whether there be one or more parts.

PASSED, APPROVED and ADOPTED this 6th day of October, 2014.

Allen Owen, Mayor

ATTEST:

APPROVED AS TO FORM:

Maria Gonzalez, City Secretary

Caroline Kelley, City Attorney

STRATEGIC PLAN

2014 → 2019 → 2029



Missouri City, Texas
April 2014



Lyle Sumek Associates, Inc.
9 Flagship Court
Palm Coast, FL 32137

Phone: (386) 246-6250
Fax: (386) 246-6252
E-mail: sumekassoc@gmail.com

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STRATEGIC PLANNING FOR MISSOURI CITY

Strategic Planning Model for Missouri City

Value-based principles that describe
the preferred
future in 15 years

VISION

Destination
“You Have Arrived”

Strategic goals that focus outcome-base
objectives and potential actions for 5
years

PLAN

Map
“The Right Route”

Focus for one year – a work program:
policy agenda for Mayor and Council,
management agenda for staff; major
projects

EXECUTION

Itinerary
“The Right Direction”

Principles that define the responsibility
of city government and frame the
primary services – core service
businesses

MISSION

Vehicle
“The Right Bus”

Personal values that define
performance standards and
expectations for employees

CORE BELIEFS

Fuel
“The Right People”

MISSOURI CITY VISION 2029

Missouri City Vision 2029

Missouri City 2029
is a Great Place to Live:
a Premier Community ⁽¹⁾ with
Inclusiveness ⁽²⁾
Beautiful ⁽³⁾
Safe ⁽⁴⁾ and
Active/Enjoyable Living ⁽⁵⁾

Missouri City 2029
has
Successful Village Centers at Texas Parkway and Sienna, ⁽⁶⁾
a Vibrant Town Center ⁽⁷⁾ at Highway 6 and Toll Road and
Thriving Major Corridors ⁽⁸⁾

Missouri City Vision 2029

PRINCIPLE 1

PREMIER COMMUNITY

► Means

1. Balance between residential and business
2. Residents taking pride in and contributing to the Missouri City community
3. Reputation: Great place to raise your family and stay for a lifetime
4. Quality housing choices for all stage of life; from young professionals to families with children to seniors; types and prices
5. Opportunities to live near work
6. Top quality public and private schools in Missouri City
7. Easy public transportation connected to Houston
8. Reputation: “Great place to live, work and enjoy life”
9. Media recognizing “Missouri City” – the community, our successes, events and happenings

PRINCIPLE 2

INCLUSIVENESS

► Means

1. “All” are welcome
2. Celebrating the diverse cultural traditions and festivals
3. Residents informed and engaged in civic and community activities
4. Reputation as an "International City" for trade and business
5. Effective two way communications between city and residents
6. Residents understanding, supporting, respecting community and city standards
7. Community event recognizing and bringing all cultures together

PRINCIPLE 3

BEAUTIFUL

► Means

1. Well designed and maintained corridor districts and business buildings
2. Buildings and homes meeting the City's maintenance and life safety codes including strict enforcement
3. Attractive gateway entrance signifying that you are arriving in Missouri City
4. Well maintained City infrastructure: streets, sidewalks, etc.
5. Well designed and maintained neighborhoods and homes
6. Well designed and maintained public buildings and spaces
7. Public art at strategic locations throughout the city
8. Property owners taking pride and responsibility for the appearance of their buildings and landscaping
9. Preservation of Missouri City history and heritage

PRINCIPLE 4

SAFE

► Means

1. Reputation as one of the "safest cities" in the nation
2. Timely response to emergency calls for service
3. Low crime rate
4. Community prepared for a major disaster response and recovery
5. City Police and Fire Departments working in partnership with residents and businesses to create a safe community
6. City partnering with Schools for "safe schools"
7. Residents and guests feeling safe-at home, in their neighborhoods and throughout the community
8. Reputation: city tough on crime and criminal activity
9. Safe water supply

PRINCIPLE 5

ACTIVE/ENJOYABLE LIVING

► Means

1. Exciting entertainment and programs at an amphitheater/event park
2. Range of top quality parks
3. Variety of recreational programs and activities for all
4. Active senior programs and services
5. Variety of community events and festivals
6. Trails for walking and biking
7. Evening and later night entertainment, restaurants/bars
8. Top quality municipal golf course enjoyed by residents and visitors
9. Facilities and programs for special needs

PRINCIPLE 6

SUCCESSFUL VILLAGE CENTERS AT TEXAS PARKWAY AND SIENNA

► Means

1. Pedestrian friendly and walkable area
2. Variety of residential opportunities in mixed use developments
3. A "Destination" for residents and visitors – multiple reasons to go there
4. Streets with attractive streetscapes, public spaces and businesses
5. Active locations during the day and in the evenings
6. Small, locally owned retail businesses carrying unique products
7. Variety of restaurants including opportunities for outdoor dining
8. Supported by surrounding neighborhoods
9. Range of entertainment opportunities

PRINCIPLE 7

VIBRANT TOWN CENTER AT HIGHWAY 6 AND TOLL ROAD

► Means

1. Major office complexes with regional and major businesses
2. Mid-rise mixed use development for work, live and play blending with retail, restaurants/entertainment and residential opportunities
3. New businesses providing employment opportunities for residents and bringing new residents
4. Metro station connection to Houston
5. Major and local retail necessary to support business and residents, and attracting visitors
6. Major economic hub in Fort Bent County
7. Alternative industrials targeting medical related business and research, international office, light manufacturing
8. Range of housing: rental and ownership
9. Attractive landscaping open space and buildings that define the area

PRINCIPLE 8

THRIVING MAJOR CORRIDORS

► Means

1. Attractive gateway signs signifying the entrance to Missouri City
2. Variety of successful businesses serving the needs of residents and the region
3. Preserving land uses through protective zoning
4. Hotels and supporting restaurants and retail businesses
5. Well maintained, attractive streets and streetscapes
6. Mixed use development blending retail and residential opportunities at targeted areas
7. Corridors contributing to a grow commercial tax base for the City
8. Major national businesses having a presence along the corridor (e.g. outlet and destination)
9. Metro link public transportation serving the corridors

MISSOURI CITY GOVERNMENT: OUR MISSION AND CORE SERVICES

Missouri City Government: Our Mission

**The MISSION of the City Government of
Missouri City is to provide**

MUNICIPAL SERVICES ^(A)

in a

FINANCIALLY RESPONSIBLE ^(B)

and

CUSTOMER FRIENDLY ^(C) manner,

while

ENGAGING OUR RESIDENTS. ^(D)

PRINCIPLE A

MUNICIPAL SERVICES

► Means

1. Defining core municipal services and establishing service priorities
2. Becoming a full service City including utilities
3. Providing municipal services that are responsive to the Missouri City community
4. Providing well designed and well maintained City infrastructure and facilities that result in reliable City services and easy access for City customers
5. Developing and maintaining a top quality City information technology infrastructure
6. Developing and maintaining a high performing City organization team
7. Providing competitive compensation and benefits for City employees
8. Hiring, retaining a top quality City workforce dedicated to serving the Missouri City community
9. Identifying and evaluating "best practices" and applying when appropriate to the City

PRINCIPLE B

FINANCIALLY RESPONSIBLE

► Means

1. Delivering City services in the most cost effective, efficient manner
2. Providing adequate resources to support defined services and levels of services
3. Having a responsible tax and fee rates
4. Expand dollar within the budget
5. Leveraging City resources through grants and other outside revenue sources
6. Exploring ways to reduce the cost of service delivery through contracting with other governments or businesses
7. Developing long range financial plan based upon projected revenues and expenditures
8. Maintaining a reserve level consistent with the City's policies and nationally accepted standards
9. Using volunteers to reduce the cost of service delivery

PRINCIPLE C

CUSTOMER FRIENDLY

► Means

1. Providing a customer friendly environment
2. Listen to and striving to understand the needs and desires of the customer
3. Evaluating the level of customer satisfaction and learning from their feedback
4. Continually looking for ways to simplify processes and improve customer service
5. Taking time to explain the reason or the City's action and providing helpful alternative when the answer is "No"
6. Solving the customers' problem in a timely manner
7. Changing and updating City ordinances and codes to apply to current trends
8. Acting in a polite and courteous manner
9. Talking to real people – avoiding “voice mail jail”
10. Timely response directly to issues and questions

PRINCIPLE D

ENGAGING OUR RESIDENTS

► Means

1. Providing timely information to the community using effective methods of communications
2. Looking for effective methods/ways to involve the residents in planning and policy development
3. Developing and using City boards and commissions, task forces and committees with diverse participation
4. Using neighborhood and "town hall" meetings to share information and to listen to input/feedback
5. Using community surveys and other techniques for feedback on city services, programs and activities
6. Providing state of the art technology links residents to the city (e.g. virtual, e education)
7. Maintaining a City presence in the community including participation and leadership in community organizations
8. Listening to the entire community
9. Seeking and using community volunteers in the City

Missouri City Government Municipal Services

NO CHOICE

Govern the city

Manage public records

Plan, manage storm water system

Plan for, respond to and recover from a emergency

CHOICE SERVICES FOR DAILY LIVING

Enforce laws and ordinances

Regulate land uses and development quality

Operate surface water treatment plant

Plan, build and maintain roads and bridges

Plan for the City's future

Manage traffic flow and control

Develop effective working relationship with other governments: MUD, schools

Coordinate utility services

Plan, build and maintain sidewalks and bikeways

Review and approve plans, inspects buildings

Patrol the community

Provide emergency medical services (1st responder)

Stimulate economic growth/create a positive climate for business investments

QUALITY OF LIFE SERVICES

Seek compliance/enforce housing and nuisance codes

Plan, build and maintain parks: active and passive, community

Provide water and sewer services

Inform the community: residents and businesses

Collect, dispose solid waste

Support development of local businesses

Maintain and operate Community Center

Operate Quail Valley Golf Course

Plan, build and maintain trails

COMMUNITY ADD ON'S FOR LIVABILITY

Operate a municipal court

Recycle solid waste: residential and commercial

Plan, build and maintain streetscapes and medians

Provide animal control and services

Prevent and suppress fires

Operate Recreation and Tennis Center

Plan, build and maintain athletic fields/sports complex

Plant, trim trees and landscaping

CITY GOVERNMENT OF MISSOURI CITY CORE BELIEFS

MISSOURI CITY TEAM
C.A.R.E.S.

C ompassion

A ction

R espect

E xcellence

S ervice

MISSOURI CITY PLAN 2014 – 2019

Missouri City Goals for 2019

**CREATE A GREAT PLACE TO LIVE:
*SAFE, BEAUTIFUL AND ACTIVE***

**MAINTAIN A FINANCIALLY SOUND CITY GOVERNMENT:
*EFFECTIVE/QUALITY SERVICES AND INFRASTRUCTURE***

**GROW BUSINESS INVESTMENTS IN MISSOURI CITY:
*MORE BUSINESSES, MORE JOBS***

**DEVELOP A HIGH PERFORMANCE CITY TEAM:
*WORKING TOGETHER, PRODUCING RESULTS***

**HAVE QUALITY DEVELOPMENT THROUGH BUILDOUT:
*ACTIVE CENTERS, NEIGHBORHOODS,
HOUSING AND MOBILITY***

Goal 1

Create A Great Place To Live: *Safe, Beautiful And Active*

OBJECTIVES

1. Expand the leisure opportunities (programs, activities and venues) within Missouri City
2. Be recognized as the "Safest City in the Nation"
3. Increase the number of job opportunities for Missouri City residents
4. Expand the Metro link to Houston and Medical Center
5. Have a reputation as a community for all cultures
6. Develop a strong sense of community identity and pride
7. Expand opportunities to live a healthy and active life style

MEANS TO RESIDENTS

1. More reasons to live in Missouri City
2. Opportunities for all family generations to live and enjoy life here
3. Feeling safe and secure any place and any time of day
4. Inclusive community welcoming to diverse culture
5. Protection of property values and the ability to sale your home
6. Range of options for your leisure time

**SHORT TERM CHALLENGES
AND OPPORTUNITIES**

1. Understanding and addressing the needs of older residential neighborhoods
2. Defining the role of City government: safe, beautiful and active
3. Maintaining a safe community
4. Tapping the potential strength of cultural diversity
5. Working with neighborhood associations and providing a consistent message from the City
6. Potential community split: north versus south
7. Funding for City programs, staffing and infrastructure
8. Developing partners who are bringing resources

**LONG TERM CHALLENGES
AND OPPORTUNITIES**

1. Visual deterioration on some major highway corridors
2. Aging housing stock needing maintenance, repairs and upgrades
3. Automobile dependent design for the city
4. Some blighted buildings and homes needing demolition and replacement
5. Access to the Houston through Metro after years of contributions
6. Personal property rights versus community benefit and value
7. Determining appropriate community events and festivals and degree of City support

POLICY ACTIONS 2014 – 2015

	PRIORITY
1.1 Mobility Strategy	Top Priority
1.2 Veterans Memorial	High Priority
1.3 Beautification Plan for Texas Parkway/Cartwright Road	Mod Priority
1.4 Community Celebrations/Events Calendar	Mod Priority

MANAGEMENT ACTIONS 2014 – 2015

	PRIORITY
1.5 Code Enforcement Enhancements	Top Priority
1.6 HOA Outreach Strategy	High Priority
1.7 Brazos River Park Plan	High Priority

MANAGEMENT IN PROGRESS 2014 – 2015

1. CDBG Program: Staffing Decision, Hiring
2. Bike/Jogging Trail Interlocal Agreement for Kitty Hollow Park/Vicksburg Regional Trail
3. Fair Housing Ordinance (Mandatory)
4. 1st Tee Program Preliminary Design Facility Development and Fund Raising: Initial Report
5. Congregate Living Ordinance

MAJOR PROJECTS 2014 – 2015

1. Texas Parkway Signal Mast Arms and Improvements (City)
2. Kitty Hollow Park/Vicksburg Regional Trail: Construction
3. Bike Lane Program: Phase 1
4. ITS: Upgrades

ON THE HORIZON 2015 – 2019

1. Rental Registration and Inspection Program
2. Fences Strategy
3. Amphitheater Feasibility Study: Evaluation, Direction, City Role
4. City of Houston Strategy: Goals, Direction, City Action
5. Public Safety Action Plan: Development, Specific Actions
6. Public Art Program: Goals, Best Practices, Options, Direction, Program Development, Funding, Developer Contribution
7. Aging Housing Study: Assessment, Goals, Direction, Action Plan
8. Asian Heritage Celebration: Development
9. Community Gardens: Comprehensive Report, Policy Direction, Guidelines
10. Black History Month Celebration: Program Development
11. Green Space Plan: Evaluation, Direction, Plan Development, City Actions, Developer Contribution
12. Cinco de Mayo Celebration
13. Czech Festival
14. International Festival
15. Fire Safety Plan
16. Indian Celebration Plan

Goal 2

Maintain A Financially Sound City Government: *Effective/Quality Services And Infrastructure*

OBJECTIVES

1. Maintain and upgrade City infrastructure: streets, sidewalks, parks
2. Provide adequate resources to support defined City services and levels of service
3. Maintain and upgrade the City's bond rating
4. Deliver City services in the most cost effective manner
5. Maintain reserves consistent with City policies and nationally recognized standards
6. Maintain and upgrade City Hall, Police Facility(ies) and other City buildings

MEANS TO RESIDENTS

1. Service value for tax dollars and fees
2. Reliable delivery of City services
3. City preparing for a financially sustainable future
4. City staff looking for ways to reduce cost government
5. Leveraging City dollars and resources through grants
6. Quality City infrastructure: streets, sidewalks and drainage system

**SHORT TERM CHALLENGES
AND OPPORTUNITIES**

1. Aging City infrastructure and buildings needing major repairs or replacement
2. Funding for major infrastructure projects
3. Slow growth in City revenues as the slow economic recovery continues
4. Anti-tax attitudes among some residents
5. Addressing delinquent tax collection
6. Limited outside funding for City infrastructure projects and services
7. Funding for the maintenance and operations of new or upgrade infrastructure or facilities

**LONG TERM CHALLENGES
AND OPPORTUNITIES**

1. Unfunded federal government and State of Texas mandates and regulations
2. Reducing the costs of City service delivery
3. Pension liabilities and the impact on City finances
4. Determining City service priority and service level
5. Investing in technology updates

POLICY ACTIONS 2014 – 2015

	PRIORITY
2.1 City Centre/Quail Valley Golf Course	High Priority
2.2 City Hall Campus/Police Master Plan	High Priority
2.3 Street Maintenance Program	Mod Priority

MANAGEMENT ACTIONS 2014 – 2015

	PRIORITY
2.4 Delinquent Tax Collection	Top Priority
2.5 Solid Waste Management and Contract	Top Priority
2.6 TMRS Retirement Programs	High Priority
2.7 Bond Issue for Infrastructure: Implementation	High Priority

MANAGEMENT IN PROGRESS 2014 – 2015

1. Preventive Maintenance Report
2. Trade Mark Renewal
3. Fire Station 5: Operations Contract
4. Center Point Utility Franchise
5. ISO Rating Evaluation Report

MAJOR PROJECTS 2014 – 2015

1. Old Community Center: Accessibility Improvements
2. Police Memorial Maintenance
3. Public Safety Signage Improvement
4. IT Area Improvements

ON THE HORIZON 2015 – 2019

1. Police Substations: Evaluation, Direction
2. Financial Plan (5 year) with Projections: Development, Direction
3. Impact Fees: Direction, Next Steps
4. Fire Stations: Direction, Timing, Funding
5. Fire Stations Development
6. Mosquito Control Program: Evaluation, Direction, Service Level, Funding
7. Financial Policies: Review, Direction
8. Community Events Policy: Inventory Events, Cost Analysis, Goals/Desired Outcomes, Direction, City Role, Guidelines, Funding

Goal 3

Grow Business Investments In Missouri City: *More Businesses, More Jobs*

OBJECTIVES

1. Create a positive environment for business investment
2. Have a reputation as a "business friendly" City: services and processes
3. Revitalize/upgrade/remove/replace older commercial centers
4. Develop an environment that supports start up businesses and their growth
5. Increase the number of headquarters/regional offices
6. Develop effective public – private partnerships that provide a return on investment

MEANS TO RESIDENTS

1. Job opportunities near home – more time for family and leisure
2. More daytime population to support local businesses – retail and restaurants
3. More diverse tax base for the City – less reliance on property taxes
4. Opportunities to start and grow a business in Missouri City
5. Greater convenience for retail and restaurants
6. International and national businesses investing in Missouri City's future

**SHORT TERM CHALLENGES
AND OPPORTUNITIES**

1. Competition with other cities in the Houston regional area
2. Growing small businesses
3. Addressing older commercial centers and attracting desirable businesses
4. Changing the perception gap of not a "business friendly" City
5. Defining City incentives and public – private partnerships
6. Closing the deal in a competitive marketplace
7. Appearance of entrances to Missouri City

**LONG TERM CHALLENGES
AND OPPORTUNITIES**

1. Attracting businesses with family wage job opportunities
2. Land available with infrastructure
3. Limited transportation access to major highways
4. Changing retail habits with more online shopping
5. Lack of a designated funding source for economic development programs and activities
6. International business looking for locations in the United States
7. Growing presence of home – based businesses
8. Attracting international and major headquarters/regional offices
9. Changing the business image of Missouri City
10. Lack of a Missouri City Chamber of Commerce

POLICY ACTIONS 2014 – 2015

- | | PRIORITY | |
|--|---|---------------|
| 3.1 Economic Development Goals and Action Plan | <table border="1"><tr><td>Top Priority</td></tr></table> | Top Priority |
| Top Priority | | |
| 3.2 Aging Strip Centers Strategy | <table border="1"><tr><td>Top Priority</td></tr></table> | Top Priority |
| Top Priority | | |
| 3.3 Small Business Loan Program | <table border="1"><tr><td>High Priority</td></tr></table> | High Priority |
| High Priority | | |

MANAGEMENT ACTIONS 2014 – 2015

- | | PRIORITY | |
|--|--|--------------|
| 3.4 Economic Development Marketing Program | <table border="1"><tr><td>Top Priority</td></tr></table> | Top Priority |
| Top Priority | | |
| 3.5 "Standard of Care" City Government | <table border="1"><tr><td>Top Priority</td></tr></table> | Top Priority |
| Top Priority | | |

MANAGEMENT IN PROGRESS 2014 – 2015

1. Small Business Purchase Policy and Initiative
2. Small Business Education Program/Workshops
3. Economic Development Website: Development

ON THE HORIZON 2015 – 2019

1. International Trade/Business Development Strategy and Action Plan: Direction
2. Retail Attraction Strategy: Study, Goals, Plan, Actions
3. Medical/Health Services Expansion Strategy: Goals/Desired Outcomes, Direction, City Actions
4. Business Incubator Space: Goals, Direction, Funding
5. Abatement: Evaluation and Impacts, Policy Direction

Goal 4

Develop A High Performance City Team: *Working Together, Producing Results*

OBJECTIVES

1. Have the whole City working as a Team: Mayor/City Council, City Management, City Employees
2. Increase the trust level within City government and with the community
3. Strengthen the partnerships between the City and the community – residents, community organizations, businesses and institutions
4. Hire and retain a "top quality" workforce dedicated to serving the Missouri City community
5. Have the City government and the community united on a common vision and goals for the future
6. Increase the residents and businesses understanding of City finances, services and programs

MEANS TO RESIDENTS

1. Customer friendly City services
2. City services responsive to the community – residents and businesses
3. Easy access to City information and services
4. Opportunities to become engaged in the governance and service delivery processes
5. City working in partnership with the community
6. Trusted City government delivering on promises and commitment

**SHORT TERM CHALLENGES
AND OPPORTUNITIES**

1. Retaining a top quality City workforce
2. Changing the organizational culture
3. Determining "how to" engage and involve a community with a diverse population
4. Splits in the community; old versus new; north versus south
5. Working as a Team
6. Developing the skillsets of City employees through training and development
7. Respect among City team members
8. Developing and institutionalizing an effective, ongoing strategic planning process for City government with common vision, common goals, and producing results

**LONG TERM CHALLENGES
AND OPPORTUNITIES**

1. Overcoming the resistance to organizational change
2. Increasing performance responsibility and accountability
3. Effectively communicating with residents and businesses
4. Breaking down departmental silos
5. Upgrade organizational rules, policies and processes
6. Defining the City role and action in developing community partners
7. Conflict between community goals/resources and district goals/resources

POLICY ACTIONS 2014 – 2015

4.1 Communications with Residents

PRIORITY

Mod Priority

MANAGEMENT ACTIONS 2014 – 2015

4.2 Incentives for City Employees

PRIORITY

High Priority

4.3 Employee Survey Methodology

High Priority

4.4 Workforce Development: Planning and Process

High Priority

4.5 Community Survey

High Priority

4.6 Employee compensation Policy

High Priority

ON THE HORIZON 2015 – 2019

1. Virtual Town Hall: Evaluation, Direction, Actions, Funding
2. Civic Engagement Strategy and Action Plan: Goals/Desired Outcomes, Best Practices, Direction, Actions, Funding
3. Employee Recognition Program Refinement/Expansion: Evaluation, Goals, Recommendations, Direction, Funding
4. Charter Review: Direction

MANAGEMENT IN PROGRESS 2014 – 2015

1. Strategic Plan: Adoption and Implementation
2. Training Program: Expansion
3. ERP: Implementation
4. Municipal Code
5. Personnel Policies/Manual

Goal 5

Have Quality Development Through Buildout: *Active Centers, Neighborhoods, Housing And Mobility*

OBJECTIVES

1. Revitalize the Texas Parkway area with a Village Center
2. Provide utility services in Missouri City
3. Have adequate water supply: short term and long term
4. Enhance mobility within Missouri City
5. Develop plans for annexation of the ETJ in a financially responsible manner

MEANS TO RESIDENTS

1. Predictable future development consistent with approved plans and development standards
2. Community village destination that has retail, restaurants and living opportunities
3. Choice of homes: quality with a range of price-points
4. Easier mobility within Missouri City with acceptable, predictable travel times
5. Growth paying for growth
6. Availability of quality water

**SHORT TERM CHALLENGES
AND OPPORTUNITIES**

1. Addressing issues with the MUD's
2. Funding for roads and highways
3. Drought and future water supply
4. Lack of control over utility services
5. Federal and State of Texas unfunded mandates, regulations and requirements
6. Timing of annexations
7. Having a common vision and goals for the City and community

**LONG TERM CHALLENGES
AND OPPORTUNITIES**

1. Working with developers consistent with City vision and plans
2. Defining "Town Center/Villages" for Missouri City
3. Stigma of apartments and density
4. Getting a return on the Metro "investing" over the years
5. Changing residents' patterns and habits related to water use and consumption
6. Missouri City designed as an auto dependent community
7. Neighborhoods with aging housing stock
8. Increasing market for quality rental housing opportunities

POLICY ACTIONS 2014 – 2015

	PRIORITY
5.1 Highway 90 A Plan	Top Priority
5.2 MUD Strategy and Action Plan	Top Priority
5.3 Texas Parkway Village Center Development/Redevelopment Plan	Top Priority
5.4 Surface Water Strategy	High Priority
5.5 Comprehensive Plan	Mod Priority

MANAGEMENT IN PROGRESS 2014 – 2015

1. Fort Bend Toll Road Extension: Phase I
2. Gulf Coast Water Authority Contract Revision
3. Stormwater Management Ordinance and Contract
4. Annexation: Annual Report
5. International Building Code: Adoption

MAJOR PROJECTS 2014 – 2015

1. Lexington Improvement Project: Direction
2. Vicksburg Parkway Extension: Direction, Funding
3. Hurricane Lane Extension: Direction, Funding

ON THE HORIZON 2015 – 2019

1. Highway 6 Beautification Improvement: Direction, Funding
2. Community Bikability/Walkability Plan: Projects, Funding
3. Town Center: Concept, Plan, Direction
4. Knight Road Extension: Direction, Funding

MISSOURI CITY ACTION AGENDA 2014 – 2015

Missouri City *Policy Agenda 2014 – 2015*

TOP PRIORITY

Economic Development Goals and Action Plan

Mobility Strategy

Aging Strip Centers Strategy

MUD Strategy and Action Plan

Highway 90 A Plan

Texas Parkway Village Development/Redevelopment Plan

HIGH PRIORITY

City Centre/Quail Valley Golf Course Business Plan

City Hall Campus/Police Master Plan

Veterans Memorial

Surface Water Strategy

Small Business Loan Program

MODERATE PRIORITY

Street Maintenance Program

Beautification Plan for Texas Parkway/Cartwright Road

Community Celebrations/Events Calendar

Communications with Residents

Comprehensive Plan

Missouri City Management Agenda 2014 – 2015

TOP PRIORITY

Economic Development Marketing Program

"Standards of Care" City Government

Code Enforcement Enhancements

Delinquent Tax Collection

Solid Waste Management and Contract

HIGH PRIORITY

Incentives for City Employees

HOA Outreach Strategy

Employee Survey Methodology

Brazos River Park Plan

Workforce Development: Planning and Process

TMRS Retirement Programs

Bond Issue for Infrastructure: Implementation

Community Survey

Employee Compensation Policy

Missouri City

Management in Progress 2014 – 2015

CDBG Program: Staffing Decision, Hiring

Bike/Jogging Trail Interlocal Agreement for Kitty Hollow Park/Vicksburg Regional Trail

Fair Housing Ordinance (Mandatory)

1st Tee Program Preliminary Design Facility Development and Fund Raising: Initial Report

Congregate Living Ordinance

Preventive Maintenance Report

Trade Mark Renewal

Fire Station 5: Operations Contract

Center Point Utility Franchise

ISO Rating Evaluation Report

Small Business Policy and Initiative

Small Business Education Program/Workshops

Economic Development Website: Development

Strategic Plan: Adoption and Implementation

Training Program: Expansion

ERP: Implementation

Municipal Code

Personnel Policies/Manual

Fort Bend Toll Road Extension: Phase I

Gulf Coast Water Authority Contract Revision

Stormwater Management Ordinance and Contract

Annexation: Annual Report

International Building Code: Adoption

Missouri City ***Major Projects 2014 – 2015***

Texas Parkway Signal Mast Arms and Improvements (City)

Kitty Hollow Park/Vicksburg Regional Trail: Construction

Bike Lane Program: Phase 1

ITS: Upgrades

Old Community Center: Accessibility Improvements

Police Memorial Maintenance

Public Safety Signage Improvement

IT Area Improvements

Lexington Improvement Project: Direction

Vicksburg Parkway Extension: Direction, Funding

Hurricane Lane Extension: Direction, Funding



**Council Agenda Item
October 6, 2014**

12. CITY COUNCIL ANNOUNCEMENTS

Discussion, review, and possible action regarding a meeting or activity of one or more of the following entities (each entity refers to a City of Missouri City entity unless otherwise indicated):

Charter Review Commission, Community Development Advisory Committee, Construction Board of Adjustments, Electrical Board, Parks Board, Planning and Zoning Commission, Tax Increment Reinvestment Zone Boards, Fort Bend Chamber of Commerce, Houston-Galveston Area Council, Fort Bend Regional Council, Texas Municipal League, Fort Bend County, Harris County, Gulf Coast Building and Construction Trades Council, Mayor's Youth Commission, Budget & Finance Committee, Fort Bend Leadership Forum, Fort Bend County Drainage District, Infrastructure Services Committee, Economic Development Committee, Long Range Planning Committee, Missouri City Police and Fire Auxiliary, Texas Parkway Alliance, Missouri City Juneteenth Celebration Foundation, Fort Bend County Mayor and Council Association, METRO, Fort Bend Independent School District, Greater Fort Bend Economic Development Coalition, Transportation Policy Council, Technical Advisory Committee, Veterans Memorial Committee, Missouri City Recreation and Leisure Local Government Corporation, Missouri City Development Authority, and Greater Houston Partnership.

13. CLOSED EXECUTIVE SESSION

The City Council may go into Executive Session regarding any item posted on the Agenda as authorized by Chapter 551 of the Texas Government Code. Notice is hereby given that the City Council may go into Executive Session in accordance with the following provisions of the Government Code:

14. RECONVENE

Reconvene into Regular Session and Consider Action, if any, on items discussed in Executive Session.

15. ADJOURN
